

Penn Lake Park Borough
Agenda-November 10th 2022 7pm Meeting
<https://global.gotomeeting.com/join/384401149> Ph.(312) 757-3117 Access Code: 384-401-149

Work Session-7pm

- Zoning – Sheds, Garages, on lots or on primary residence lot-Barry Jacob attending
- Lois Hammer, Library-\$500/year asked
- Code Enforcement
- Reverse Subdivision Ordinance
- ARPA funds

Call to Order

Pledge of Allegiance

Special meeting was advertised and held 9/19/22

Roll Call

Meeting Minutes Approval

Treasurers Report

Receipts and Bills

Petitions and Complaints

Correspondence

Committee Reports:

- Mayor
- Police
- Attorney
- Zoning
- Recreation
- Lake Management
- Goose Abatement
- Records
- Roads
- Sewer
- Short Term Rental

Unfinished Business

- WHPL and YMCA Camp-Funding request, vote to provide funding.
- Speed Bumps
- Pickle Ball / Tennis Courts
- Dam
 - Activity since the last council meeting

New Business

- First reading of the 2023 budget, discuss any changes, and advertise
- Code Enforcement
- Cronauer Wedding in the ballpark 8/12/23
- Cronauer Lot Combination-Need borough approval
- ARPA funds
- Taxpayer salary increases-\$800 → \$1000
- Road damage on Hollenback

Final Public Comment

Adjourn



White Haven Area Community Library & Visitors' Center
PO. Box 57, White Haven, PA 18661
(570) 443-8776

10/13/2022
Penn Lake Borough Council
Board of Supervisors
PO Box 1476
White Haven PA 18661
570-443-8017

Dear Council Membera

On behalf of the Board of Directors of the White Haven Area Community Library, I would like to make you aware of an 8 week program that was held this past summer at our facility. It was called the Summer Food and Fun and was in partnership with The Wyoming Valley YMCA. Through grants they were able to provide lunches and snacks for many children in White Haven and surrounding communities including yours. For many of these children it was their only meal of the day. Aside from the food the children were provided with activities and crafts as well as visits from and interaction with local police and firemen. The program was so successful and so beneficial to these children. We have letters from the children telling us in their own words how much the program meant to them.

The YMCA has contacted us and requested an additional 4 year relationship. They will still be providing the food but we need to find a way to hire supervisors and get supplies for the program. I am reaching out to you and hope you can help us to continue this worthwhile and needed program for our area. I am contacting you with a request to aid our area children. I am asking your Board of Supervisors to add us to your 2023 budget with a donation of \$500. It would certainly make a difference in this effort.

Sincerely
Lois Hammer, President
White Haven Area Community Library
Board of Directors

October 19, 2022

To: Penn Lake Boro Council

From: Charlotte Carter, Board member
White Haven Area Community Library

RE: Library Food 'n Fun Program Fact Sheet

Gentlemen:

The library Board appreciates your consideration of our request for funding to assist in the summer Food & Fun Program at the library. I wanted to share some additional information about the program that was not included in the letter presented at your meeting on October 13.

- The Wyoming Valley YM/YWCA provided money to hire one supervisor and one helper at \$18/hour and \$10/hour respectively as well as \$300 for supplies. The maximum number of lunches provided was 35, which dictated the number of participants allowed. It was always on a "first come, first served" basis of participation.
- The program lasted for 8 weeks, 5 days/ week, 4 hours /day. That translates into 160 hours of free programming. Although all of our library programs for children have always been free of charge, we were meeting new families who had not been in the library before. The desire for food for their children was the driving force to have them there. These were families in need. Some of the children often arrived hungry. It was a definite eye-opener for all of us.
- The program was a huge success. We ran at nearly full capacity of 35 children every day. It was obvious that more staff was needed in order to insure a safe and well-supervised environment. An additional worker was hired with the help of the White Haven Borough, who paid for half the wage; the Y met the need by matching the other half. Although the staffing situation was better, the supervisor expressed the need for an additional person. The library received an anonymous donation of \$1000 to meet that need.
- A wrap up meeting was held at the end of the summer to discuss the pros and cons of the program. The Y staff shared with us that our site was the most successful, with the most children attending. The other sites in the Wyoming Valley only had 5-6 children coming each day. We believe the children came for the food, but stayed because of the programs and activities. We had outdoor and indoor games, crafts, movies when it rained, bingo, STEM challenges, special guests like the FOAM GUY, the Pocono Wildlife Rehabilitation Center, the area police officers and fire fighters. Cell phones were not allowed.
- **The Y Staff are projecting the 2023 budget to be just under \$15,000. They also informed us at the wrap up meeting that they can guarantee the food component for the next 4 years, but not the money for staffing or supplies.** This is not unusual for agencies that provide program grants. The agency provides the initial seed money to get a program off the ground; however, there is the expectation that the recipient needs to secure funding to maintain it.
- **Our request for \$500 of funding for each of the next 4 years translates into \$3.13/ hour for 160 hours of worthwhile programming for our communities' children. We consider it a bargain! Perhaps this could be included under the heading of RECREATION in the Penn Lake Park budget.**

Subject: Re: ARPA Funds

From: Paul Rogan <roga@pobox.com>

Date: 10/14/2022, 10:55 AM

To: Kristyn Giarratano Jeckell <kg@elliottgreenleaf.com>

CC: "Romilda P. Crocamo" <RPC@elliottgreenleaf.com>, "plpborosecretary@yahoo.com" <plpborosecretary@yahoo.com>

Thank you Kristyn.

Romilda, nice to meet you

The borough received 2 payments, totaling \$32289.08. Here are some questions I have related to these funds.

- Is there a deadline for spending these funds?
- What constraints are there for spending? Project types, bid requirements, accounting, etc.
- Is there any prior approval needed for the work we plan to do?

Probably drainage projects are our highest priority now.

Thank you,

Paul Rogan

570-956-9784

On 10/14/2022 10:27 AM, Kristyn Giarratano Jeckell wrote:

Paul,

To follow up on our conversation last night about retaining our firm to assist with the Borough's application for ARPA funds, I am attaching Romilda Crocamo to this email. She will be happy to help with whatever is needed.

Kristyn

Kristyn Giarratano Jeckell
Elliott Greenleaf & Dean
15 Public Square, Suite 310
Wilkes-Barre, PA 18701
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OCTOBER 13, 2022

PENN LAKE PARK BOROUGH COUNCIL MEETING

The Penn Lake Park Borough October Council meeting was held at the Penn Lake Park Community House. Council President Paul Rogan called the meeting to order at approximately 7:08 PM with the Pledge of Allegiance to the Flag followed by a statement that the meeting is streamed through the conferencing app., Gotomeeting, and is being recorded.

Council President Rogan announced that a Special September Council Meeting was advertised and held on September 19, 2022 to award the snow plowing contract.

ROLL CALL: Mayor Tom Carter, Council President Paul Rogan, Council members Shaun Kuter, David Longmore, Dan Eustice, and John Burden were present.

MINUTES:

Minutes from the September Council Meeting and the Special September Council Meeting were distributed to council via email and posted on the Penn Lake Borough website. The copies will be recorded as the official minutes and will be posted on the Borough's website. A **Motion** to accept the September Council Meeting Minutes was made by Kuter, 2nd by Longmore.

Roll Call: Kuter, Longmore, Eustice, Burden, and Rogan, all in favor, none opposed.

Motion carried.

A **Motion** to accept the Special September Council Meeting Minutes was made by Kuter, 2nd by Longmore.

Roll Call: Kuter, Longmore, Eustice, Burden, and Rogan, all in favor, none opposed.

Motion carried.

TREASURERS REPORT:

The Treasurer's Report was presented. A **Motion** was made by Longmore, 2nd by Kuter to accept the October Treasurer's Report.

Roll Call: Longmore, Kuter, Eustice, Burden, and Rogan all in favor, none opposed.

Motion carried.

RECEIPTS/BILLS:

A **Motion** was made by Kuter, 2nd by Eustice to pay the bills of \$56,307.59 and to accept the receipts of \$39,830.15.

Roll Call: Kuter, Eustice, Burden, Longmore, and Rogan all in favor, none opposed.

Motion carried.

PETITIONS OR COMPLAINTS:

The Borough received a petition signed by 112 residents to retain the White Haven Police Department's services for the Penn Lake Park.

Bob Scott complained that the street light at the main entrance on Carter Dr. does not provide adequate lighting to make the turn visible. Scott asks that either the cover or the entire light be replaced.

CORRESPONDENCE:

Former Mayor Tim Lenahan is in favor of using the PA State Police rather than the White Haven Police for the following reasons: the Borough is facing a 3–5-million-dollar expense to fix the dam, the residents are experiencing rising inflation, garbage collection has increased by 30%, the Borough’s snowplowing contract will increase by an estimated 50% from the previous year, and the White Haven Police contract, from what Lenahan understands, will increase by 50% from the current cost. Lenahan feels the PA State Police are a highly trained, and well manned 24/7 Police Force. He adds that White Haven Poconos, Lake Agmar, Bear Creek Borough, and Bear Creek Township all rely on State Police services. Lenahan states the State Police Station is 5 miles away with easy turnpike access, the State Police can use radar for speeding, and currently there is no charge for coverage. Finally, Lenahan asks the community to focus on what is important at this time which is the dam.

The Borough received the results of the Bridge Inspection and although no immediate or high priority maintenance is currently needed; some lower priority recommendations were made.

COMMITTEE REPORTS:

MAYOR – CARTER -Nothing to Report.

POLICE – The Borough received 21.06 hours of service for September. Incidents were: 1 noise complaint, 1 burglar alarm, and 1 harassment.

SOLICITOR – Kristyn Giarrantano Jeckell – Nothing to Report.

ZONING – 1 permit was issued for new construction. On October 4, 2022, the Zoning Hearing Board granted Jeffrey Shrader a variance for a rear yard setback.

RECREATION– Kuter – Nothing to Report.

LAKE MANAGEMENT - Eustice – Nothing to Report

GOOSE ABATEMENT – Kuter – Presently all is quiet.

RTK/RECORDS –Burden – Nothing to Report.

ROADS –Longmore – Nothing to Report.

SEWERS – Rogan – The Borough recovered arrears money from a delinquent improved property and two unimproved lots. Rogan reported a severe sewer problem on Williams Drive that will be the responsibility of the Borough. Some exploratory digging was done by Milo and repair costs may exceed thousands of dollars.

SHORT TERM RENTALS- Burden – A delinquent permit fee and penalty was received.

UNFINISHED BUSINESS:

Speed Bumps – The issue of speed humps, Liquid Fuels eligibility, and Storage will continue to be considered.

Pickle Ball / Tennis Court –No report, will continue to November Meeting.

Short-Term Rental Ordinance Changes – A **Motion** was made by Rogan, 2nd by Burden to adopt the changes to the Short-Term Rental Ordinance and Permit Application.

Roll Call: Rogan, Burden, Kuter, Longmore, and Eustice, all in favor. None opposed.

Motion Carried.

Reconsideration of the White Haven Police Contract – Attorney Jeckell reported White Haven was agreeable to the suggested changes.

A **Motion** was made by Burden, 2nd by Eustice to continue to receive services from the White Haven Police Department.

Roll Call: Burden-aye, Eustice-aye, Kuter-nay, Longmore-nay, Rogan-nay.

Motion not carried.

Dam –

- September 18- the Dam Advisory Group met to discuss content for the October 1 Public Meeting. Margie Bastow developed slides to present at the Public Meeting.
- September 22- A Virtual meeting was held between Rogan, Dam Advisory Group member, Dan George, DEP Chief Kirk Kreider, and Streamline Engineering to discuss the approach/concept for spillway improvements and draft report from Streamline. DEP seemed agreeable with the approach for spillway improvements thru “Sag” areas and will contact the Borough with their decision in a few weeks.
- October 1- A Public Meeting was held at the Community House. The slides and video of the meeting can be found on the Borough website under “Dam Information Page.” The presentation and Q&A by the Dam Advisory Group and Streamline Engineering were well received. The grant portion of the presentation done by Jim Brozena states that an additional 410K in FEMA/BRIC grants will be awarded to Penn Lake Park making a total of over 800,000 for the dam project.
- October 13- An email forwarded to the Dam Advisory Group members Rogan and George by Streamline Engineering stated that DEP is reviewing the “Hydrologic and Hydraulic” modeling which suggests DEP will accept the concepts outlined in Streamline’s plan for spillway improvements.

A **Motion** was made by Rogan, 2nd by Kuter to endorse Change Order #4 in the amount of \$4,700 for the preparation of individual property easement drawings and related coordination.

Roll Call: Rogan, Kuter, Longmore, Eustice, and Burden, all in favor. None Opposed.

Motion Carried.

NEW BUSINESS:

White Haven Public Library/YMCA Camp – Requests for a donation of \$500/year for the next 4 years to supplement the program will be carried over to the November Meeting.

Drain Repair- A **Motion** was made by Longmore, 2nd by Burden to accept Kislán’s proposal to complete catch basin/drain work near the inlet on Lakeview Dr for \$7575.00

Roll Call: Longmore, Burden, Kuter, Eustice, and Rogan, all in favor. None Opposed.

Motion Carried.

Meeting Dates for 2023 – A **Motion** was made by Rogan, 2nd by Kuter to advertise the dates for the 2023 Borough Council Meetings in the White Haven Journal.

Roll Call: Rogan, Kuter, Longmore, Eustice, and Burden, all in favor. None Opposed.

Motion Carried.

PUBLIC COMMENT:

Many residents expressed their concerns over the Borough’s current decision not to accept White Haven Police Services for 2023. The Borough was informed that it will be responsible for fees associated with ongoing police cases by White Haven Borough’s Manager.

A Motion was made by Kuter, 2nd by Rogan to adjourn.

Roll Call: Kuter, Rogan, Burden, Eustice, and Longmore, all in favor, none opposed

Motion carried.

Meeting adjourned at 7:50 PM.

The next Council Meeting will be held on November 10, 2022 at 7:00 PM.

Respectfully submitted,

Karen Burden, Secretary

TREASURERS REPORT November 10th , 2022

PNC GENERAL FUND

Balance as of 10/13/22	\$34960.45
Revenue Deposits 11/10/22 mtg	+ <u>9128.85</u>
	\$44089.30
Transfer to Dam Acct	- 360.65
Bills to be Paid 11/10/22	- <u>7822.27</u>
Balance as of 11/10/22	\$35901.38
	<u>-(\$32289.08 –Arpa Funds)</u>
	\$ 3612.30

PLGIT GENERAL FUND

Balance as of 10/13/22	\$127475.38
Deposits	+ 2760.97
Interest earned 10/30/22	+ <u>317.16</u>
	130553.51
Bills to be Paid 11/10/22	- <u>.00</u>
Balance as of 11/10/22	\$130553.51

DAM ALLOCATION FUND

\$180750.96
+ 360.65
+ <u>443.05</u>
\$181554.66
- <u>1642.08</u>
\$179912.58

PLGIT GARBAGE

Balance 10/13/22	\$27708.23
Deposits from 11/10/22 mtg	\$.00
Interest earned 10/30/22	\$ <u>77.34</u>
	\$27785.57
Bills to be Pd 11/10/22	- <u>6539.40</u>
Balance as of 11/10/22	\$21246.17

LIQUID FUELS

\$27033.32
.00
\$ <u>65.02</u>
\$27098.34
- <u>.00</u>
\$27098.34

FNCB SEWER FUND

Balance 10/13/22	\$195383.35
Interest Earned	+ 32.97
Revenue Dep 11/10/22	+ <u>13640.85</u>
	\$209057.17
Bills approved 11/10/22	- .00
Penn Vest Loan 11/1/22	- <u>10317.06</u>
Balance as of 11/10/22	\$198740.11

LUZERNE BANK

\$10500.00
.00
+ <u>.00</u>
\$10500.00
- <u>.00</u>
\$10500.00

RECEIPTS: November 10th, 2022 MEETING

\$ <u>2760.97</u>	Berkheimer, EIT
\$ <u>395.70</u>	Real Estate Taxes collected
\$ <u>4133.15</u>	Luzerne County, Transfer Taxes Collected
\$ <u>100.00</u>	Zoning Fees Collected (Fisher)
\$ <u>4500.00</u>	Shorten's Inc, Release of Liability for Hollenback Rd Damage
\$ <u>13160.85</u>	Aqua PA, Sewer Fees Collected -June
\$ <u>480.00</u>	Delinquent Sewer Fee – (Rammos to Nunez, William Dr)

\$ 25530.67 TOTAL RECEIPTS

BILLS:

\$ <u>10317.06</u>	Penn Vest Loan Monthly Payment – November
\$ <u>50.00</u>	Association of Mayors of the Boroughs of PA, 2023 Dues
\$ <u>182.00</u>	PA State Assoc of Boroughs & Boro Council 2023 Dues
\$ <u>350.00</u>	Atty. John Dean, October Retainer
\$ <u>1050.00</u>	Elliott Greenleaf & Dean, Boro Matters-September
\$ <u>454.90</u>	Barry Jacob, ZO Salary –October , mileage, Postage, & hearing
\$ <u>142.08</u>	Luzerne Bank, Interest on Loan
\$ <u>174.00</u>	Reeves Rent-A-John, Portable Potty, October
\$ <u>6539.40</u>	GFL Environmental, Garbage collection October
\$ <u>1500.00</u>	Borton Lawson Engineering, 2022 Dam Inspection
\$ <u>363.25</u>	Luzerne County Treasurers Office, Printing Tax Bills
\$ <u>540.00</u>	McNealis Law Offices, Shrader Zoning Hearing
\$ <u>150.00</u>	Sargent's Court Reporting Svc, Shrader Hearing
\$ <u>30.15</u>	PPL Electric Utilities, October Streetlights
\$ <u>7.97</u>	H. A. Berkheimer, Admin & Coll – September
\$ <u>4500.00</u>	Kislans Trucking, paved damage done by trailer 17'x30' area

\$ 26350.81 TOTAL BILLS

Penn Lake 2023 BUDGET-Penn Lake 2023 Budget-First Reading 11/10/22

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Notes

This budget was prepared as follows:

1. 10 months of actuals from the Treasurers October Report (Column D)
2. Estimate November and December Actuals to derive 2022 estimated actuals (Column F). Column G is estimated 2022 Actual.
3. Round Column K, then Column H is the preliminary budget figure.
4. Adjust 2022 actuals by amounts expected for 2023, column K, plus any amount considered to be one time or unusual occurrences in 2022
5. Snow Plowing-There are 2 accounts where snow plowing can be budgeted, "**35.432 Snow & Ice Removal-Liquid Fuels**", and "**432.000 Snow & Ice Removal-Discretionary**". For budget purpose, all snow plowing is budgeted in 35.432. The amounts when paid may be paid from 35.432 or 432 at the discretion of the Treasurer.
6. Road Repairs-There are 2 accounts where road repairs can be budgeted, "**438.000 Maint/Repairs Bridges/Roads**"-Discretionary, and "**35.438 Main/Repairs-Roads-Liquid Fuels**". The amounts when paid may be paid from 35.438 or 438 at the discretion of the Treasurer.
7. Carryover amounts are green. They are calculated by taking balance from the October report, and adjusted by expected November and December anticipated revenues and expenses.
8. The first reading amounts that appear as this are expected for discussion and modification in the advertised budget.

Dam Notes

Factors affecting big variances in 2022:

- The Pa. DEP was 6 months behind in accepting the dam engineer's Hydrologic and Hydrolic analyses. Basically the first indicator of acceptance was received on 10/13. Actual design, permitting costs expected in 2022 will likely not occur until 2023.
- Also, grant money expected in 2022 also will not likely materialize until 2023

Adjustments for 2023

These are adjustments made to expected amounts that are unusual or one time occurrences. Rev=Revenue, Exp=Expense

1. 351.120/Rev Emergency DR – FEMA FMA Grant-**Adjusted up** -\$200k FEMA FMA Grant, plus hopefully the FEMA BRIC grant
2. 351.07/Rev Recreation Grant-**Adjusted down** \$24,000 Not expected 2023
3. 362.48/Rev Short Term Rental Fees- **Adjusted down** \$7,000 Only 3 properties due to ordinance changes, ie. permits only to borough residents
4. 408.31/Exp Prof Svc/Engineer- **Adjusted up**-\$100,000 Engineering for detail design, permitting, grant administration

5. 410.0/Exp Police-**Adjusted down** \$7500 Account of opting for PA State Police
6. 426.45/Exp Sanitation Contracted Co -**Adjusted up** \$10000 Year 2 of trash contract is \$81,618

Roads

The borough did not spend nearly as much as expected in 2022. Pavers were reluctant to commit to contract work because of wildly fluctuating asphalt prices. The borough did modest repairs on the worst, expectations are that we can fix the balance in 2023

Trash Calculation

The amount of trash \$\$\$ to go on residents tax bill TBD, Needs to wait for County Tax database

Sewer Fund

The balance on the PennVest Penn Lake sewer loan will be \$359,760 at the beginning of 2023. The balance at the end of the year will be \$242,323, provided no extra payments are made. The expected payments received from the monthly \$79 customer charge billed amount and the \$120 annual lot availability charge is adequate for making the monthly PennVest payment as well as expected maintenance for the sewer system.

Budget Variances

	A	B	C	D
1		Estimated	Budget 2022	Variance
2	Discretionary	Actual 2022		(Unfavorable)
3	Income	\$437,320.01	\$702,700.00	(\$265,379.99)
4	Expenses	\$266,212.99	\$519,770.00	\$253,557.01
5	Net			(\$11,822.98)
6				
7	Liquid Fuels			
8	Income	\$21,052.16	\$20,000.00	\$1,052.16
9	Expenses	\$11,053.50	\$27,000.00	\$15,946.50
10	Net			\$16,998.66
11				
12	Sewer			
13	Income	\$174,729.36	\$168,000.00	\$6,729.36
14	Expenses	\$216,943.40	\$215,000.00	(\$1,943.40)
15	Net			\$4,785.96

- Discretionary variances moderately unfavorable. Note that the wild favorable/unfavorable swings
- Liquid Fuels Favorable, mostly account of less paving than expected, asphalt companies reluctant to bid
- Sewer-Income. Small favorable.

PENN LAKE PARK BOROUGH-2023 Budget-1st reading-Revenue

January through December 2023

<u>INCOME (Discretionary)</u>			
			2023 Budget
Real Estate Taxes			
		Uncategorized	\$0.00
	301.100	Real Estate (.4 mils)	\$20,000.00
	301.110	Real Estate -Dam (4.2 mils)	\$212,000.00
	301.400	Real Estate – Delinquent	\$3,000.00
	310.100	Real Estate – Tax Transfer	\$10,000.00
	310.200	Earned Income Tax	\$53,000.00
Total Real Estate Taxes			\$298,000.00
License & Permits			
	321.800	Cable TV Franchise	\$3,000.00
Total License & Permits			\$3,000.00
Fines			
	330.000	Vehicle Code Violation	\$0.00
	331.100	COURT. DISTRICT MAGISTRATE	\$1,000.00
	331.120	VIOLATIONS OF ORDINANCES	\$0.00
Total Fines			\$1,000.00
Interest Earnings			
	341.000	GENERAL INTEREST	\$1,000.00
	341.010	Dam Interest	\$0.00
	341.020	GARBAGE INTEREST	\$0.00
Total Interest Earnings			\$1,000.00
State Entitlements			
	351.120	Emergency and DR	\$200,000.00
	351.070	Recreation Grant	\$0.00
	351.090	ARPA	
	354.090	Community Development	\$0.00
	355.010	PUBLIC UTILITY REALTY TAX	\$0.00
	355.080	GAMING FUNDS	\$0.00
	355.990	Fire Relief Allocation	\$3,000.00
Total State Entitlements			\$203,000.00

Charges for Services/Public Safety			
	361.000	General Government	\$1,000.00
	361.340	Zoning Hearing Fees.	\$2,000.00
	361.330	Zoning Permits/UCC Permits	\$1,000.00
	362.000	(Public Safety) Variance Hearings	\$0.00
	362.510	Sale of recycling cans	\$0.00
	364.000	ALL OTHER CHARGES	\$0.00
	362.480	Short Term Rental Fees	\$4,000.00
	364.450	Sanitation GARBAGE FEES COLLECTED	\$78,000.00
Total Charges for Services/Public Safety			\$86,000.00
Miscellaneous Revenues			
	380.000	Miscellaneous	\$0.00
	389.000	MISCELLANEOUS	\$0.00
Total Miscellaneous Revenues			\$0.00
		TOTAL INCOME	\$592,000.00
		Carryover Funds-12/31/2022	\$379,000.00
		Budget-Available Resources -2023	\$971,000.00

PENN LAKE PARK BOROUGH-2023 Budget-1st reading-Expense

January through December 2023

EXPENSE (Discretionary)			2022 Budget
Borough Administration			
	400.000	Council Salaries	\$1,000.00
	400.340	Advertising/Postage/Printing	\$1,000.00
	400.350	Insurance & Bonding	\$6,000.00
	401.000	Mayors Salary	\$0.00
	402.000	Auditors Salary	\$1,000.00
	403.110	Tax Collectors Salary	\$1,000.00
	403.200	Tax Collectors Supplies	\$0.00
	403.300	HA Berkheimer, Admin/Comm	\$1,000.00
	404.300	Attorney Fees	\$9,000.00
	405.120	Secretary Salary	\$3,000.00
	405.120	Treasurer Salary	\$1,000.00
	406.000	General Government/Misc	\$2,000.00
	406.210	General Government Supplies	\$0.00
	408.310	Prof Svc/Engineer	\$213,000.00
	409.380	Rent & Other Services	\$1,000.00
		Uncategorized	\$0.00
Total Borough Administration			\$240,000.00
Public Safety	410.000	Police	\$1,500.00
	411.000	Firemens Relief Fund	\$3,000.00
	411.540	Contribution to Fire Co	\$2,000.00
	414.120	Zoning Officer Salary	\$4,000.00
	414.130	Zoning Officer, Other Svcs	\$0.00
	414.200	Planning Commission	\$0.00
Total Public Safety			\$10,500.00
Health & Human Services	420.000	Water Testing/ Lake Spraying	\$7,000.00
	420.300	Water/Other Svcs & Charges	\$0.00
Total Health & Human Services			\$7,000.00
Public Works/Sanitation	426.120	Sanitation Collection Salary	\$0.00
	426.000	Recycling Collection and Disposal	\$0.00
	426.450	Sanitation Contracted Co	\$82,000.00
Total Public Works/Sanitation			\$82,000.00

Public Works/Streets & Bridges	432.000	Snow & Ice Removal	\$0.00
	433.000	Traffic Control	\$0.00
	434.000	Streetlights	\$0.00
	438.000	Maint/Repairs Bridges/Roads	\$25,000.00
	446.000	Flood Control	\$0.00
	439.000	Const/Rebuilding/Dam	\$0.00
Total Public Works/Streets & Bridges			\$25,000.00
Recreation	451.000	Recreation	\$3,000.00
	451.070	CULTURE & RECREATION	\$0.00
	452.000	Recreation/Other Grant Work	\$0.00
Total Recreation			\$3,000.00
Miscellaneous	463.000	Economic Development	\$0.00
	471.100	Dam Construction Cost	\$0.00
	472.100	INTEREST DUE ON LOAN	\$1,000.00
	481.000	Miscellaneous	\$0.00
Total Miscellaneous			\$1,000.00
Total Expenses			\$368,500.00

PENN LAKE PARK BOROUGH 2023 Budget-1st reading Liquid Fuels- INCOME AND EXPENSE

<u>Liquid Fuels</u>			2023 Budget
Income			
	35.341	Interest Earned	\$0.00
	35.355.05	LF Tax Allotment	\$21,000.00
Total Liquid Fuels Income			\$21,000.00
		Carryover Funds-12/31/2022	\$25,000.00
Total LF Budgeted Balance			\$46,000.00
Expense			
	35.432	Snow & Ice Removal	\$16,000.00
	35.433	Traffic control	\$0.00
	35.436	Storm Drain Cleaning	\$0.00
	35.438	Main/Repairs-Roads	\$0.00
Total LF Budgeted Expense			\$16,000.00

PENN LAKE PARK BOROUGH-2023 Budget-1st reading Sewer INCOME AND EXPENSE

<u>Sewer Fund</u>			2023 Budget
Income			
	341.030	Interest	\$0.00
	364.110	Sewer Connections	\$23,000.00
	364.100	Monthly Fees Collected	\$152,000.00
Total Sewer Revenue			\$175,000.00
		Carryover Funds-12/31/2022	\$200,000.00
Total Available Sewer Funds 2020			\$375,000.00
Expense			
	429.610	Repairs/Hookups	\$93,000.00
	471.000	Penn Vest Loan-Debt Svc	\$124,000.00
Total sewer Expense			\$217,000.00

ORDINANCE NO. 2

AN ORDINANCE OF BOROUGH OF PENN LAKE PARK, LUZERNE COUNTY,
PENNSYLVANIA, AMENDING THE BOROUGH OF PENN LAKE PARK SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE (SALDO) TO EXEMPT LOT CONSOLIDATIONS OF
CONTIGUOUS LOTS FROM REQUIRING SUBDIVISION APPROVAL

BE IT ENACTED AND ORDAINED by the Borough of Penn Lake Park Council, and
it is hereby enacted and ordained by the authority of the same, the following amendment to the
Borough of Penn Lake Park SALDO as follows:

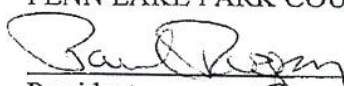
ARTICLE 2
DEFINITIONS

SECTION 203 DEFINITION OF TERMS shall be amended to include the following the
definition:

D. Subdivision, Minor Exemption: If a lot consolidation or lot combination is
proposed for contiguous parcels, then the Borough shall exempt an applicant from the
subdivision process if the applicant can produce the following to the satisfaction of the
Governing Body: (1) A recorded deed for each of the existing parcels to be combined; (2) A
certified property outbound survey or legal description prepared by a Professional Land Surveyor
licensed in the Commonwealth of Pennsylvania for the combined parcel; and (3) A deed in
recordable form containing the legal description prepared by a Professional Land Surveyor
licensed in the Commonwealth of Pennsylvania for the combined parcel and also containing any
additional language that may be required by Luzerne County at the time of filing the new deed.
Once approved by the Governing Body, the applicant shall record the new deed within 90 days
from the date of the approval. Failure by the applicant to record the deed within the 90 days
unless extended by written approval of the Governing Body will result in the approval being
void. The applicant shall also agree as part of the process to reimburse the Borough all
professional consulting fees incurred by the Borough ensuring compliance with the subsection.
A fee may be established by the Penn Lake Park Council by a Resolution.

NOW THEREFORE, this amendment to the Penn Lake Park SALDO is hereby enacted
and becomes effective this 11th day of November, 2019.

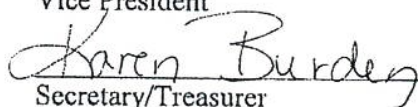
PENN LAKE PARK COUNCIL:



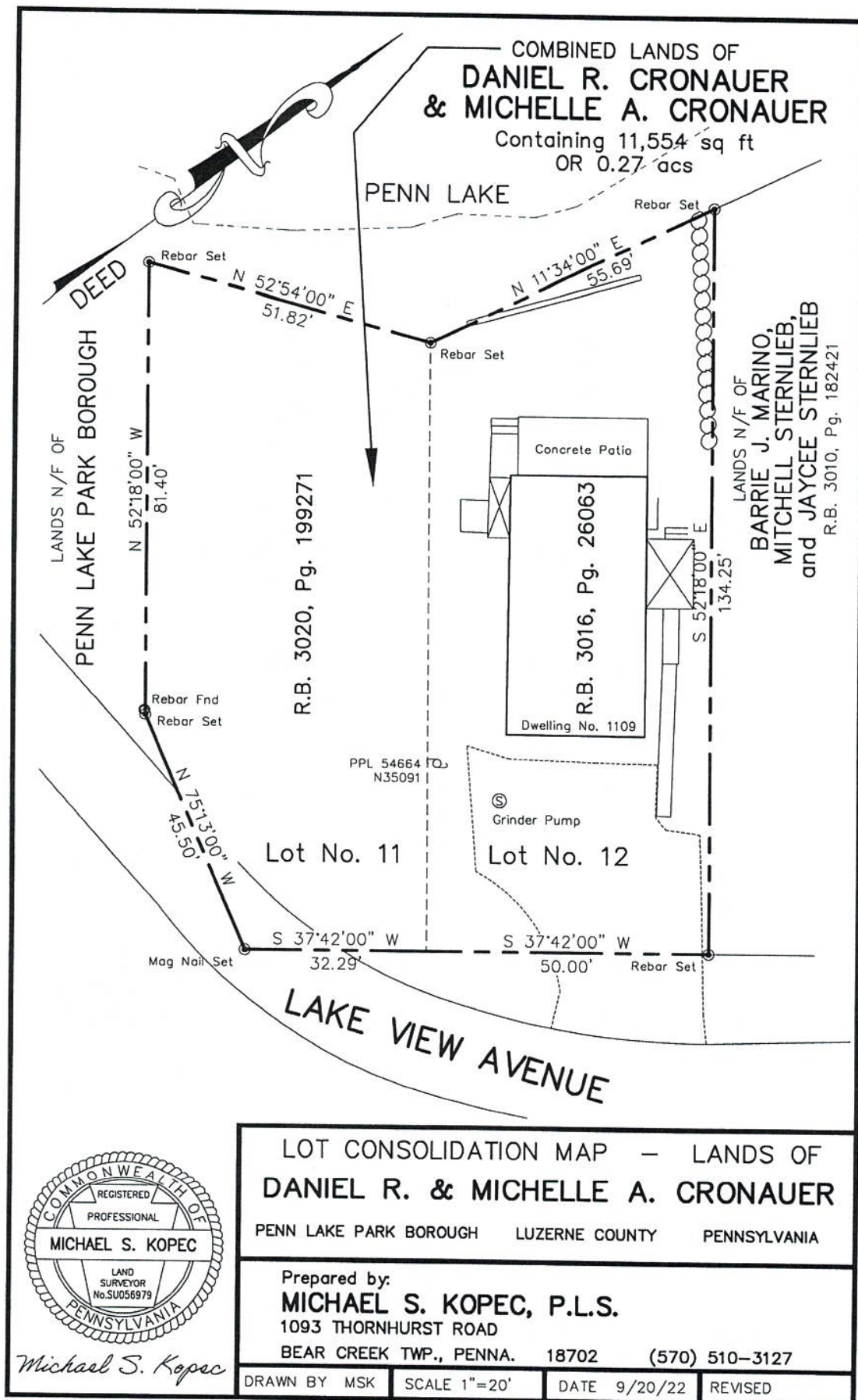
President



Vice President



Secretary/Treasurer



Prepared By: Gerald C. Sechleer, Esq
39 Acorn Drive
White Haven, PA 18661

Return to: Gerald C. Sechleer, Esq.
39 Acorn Drive
White Haven, PA 18661

PARCEL NUMBER: 75-N12S1-006-007-000 & 75-N12S1-006-008-000

JOINDER DEED

Made the _____ day of _____
In the year of our Lord, Two Thousand and Twenty-Two (2022)

**Between DANIEL R. CRONAUER AND MICHELLE A. CRONAUER, a
married couple**, of the County of Luzerne, Commonwealth of Pennsylvania,

(hereinafter called "Grantor") and

**DANIEL R. CRONAUER AND MICHELLE A. CRONAUER, a
married couple**, of Luzerne County, Commonwealth of Pennsylvania,

(hereinafter called "Grantee")

Witnesseth, that the said Grantor, in consideration of **One and 00/100 (\$1.00) Dollar**
paid to the Grantor by the Grantee, does hereby grant, bargain, sell and convey unto the
said Grantee their heirs and assigns;

All that certain piece or parcel of land situate in the Borough of Penn Lake
Park, County of Luzerne and Commonwealth of Pennsylvania, bounded and
described as follows, to wit:

Beginning at a rebar set in place along the northwesterly line of Lake
View Avenue, being the southwesterly corner of lands N/F of Barrie J
Marino, Mitchell Sternlieb & Jaycee Sternlieb;

Thence along said Lake View Avenue, South 37°-42'-00" East,
eighty-two and twenty-nine hundredths (82.29) feet to a Mag nail set in
place along lands N/F of Penn Lake Park Borough;

Thence along said Penn Lake Park Borough lands, the following four (4) courses and distances:

- 1.) North $75^{\circ}-13'-00''$ West, forty-five and fifty hundredths (45.50) feet to a rebar set in place;
- 2.) North $52^{\circ}-18'-00''$ West, eighty-one and forty hundredths (81.40) feet to a rebar set in place;
- 3.) North $52^{\circ}-54'-00''$ East, fifty-one and eighty-two hundredths (51.82) feet to a rebar set in place;
- 4.) North $11^{\circ}-34'-00''$ East, thirty-five and eighty-nine hundredths (35.89) feet to a rebar set in place being the northwesterly corner of aforesaid Marino & Sternlieb lands;

Thence along said Marino & Sternlieb lands, South $52^{\circ}-18'-00''$ East, one hundred thirty-four and twenty-five hundredths (134.25) feet to the point and place of beginning.

The above described parcel contains 11,554 sq ft or 0.27 acres of land, more or less, being the combined lands of Daniel & Michele Cronauer as shown on a map entitled "Lot Consolidation Map – Lands Of Daniel R. & Michelle A. Cronauer", prepared by Michael S. Kopec, P.L.S. dated 09/20/22 and made a part hereof and recorded herewith.

Also being all of Lots No. 11 & No. 12 as shown on Plot or Plan of Lots known as "Penn Lake Park" as laid out by Sturdevant-Dilley Engineers, dated July 15, 1938.

The above is also the jointure of two parcels of land as previously described in deeds recorded in the Luzerne County Recorder of Deeds off in Record Book 3016 at Page 26063 and Record Book 3020 at Page 199271.

This Lot Combination was done in accordance with Penn Lake Park Borough SALDO Amendment that was agreed on at a meeting in September 2019. Information can be found in Article 2 definitions, Section 203 D., Subdivisions, Minor Exemption.

**THE GRANTOR AND GRANTEE ARE ONE AND THE SAME AND
THEREFORE THIS CONVEYANCE IS EXEMPT FROM REALTY TRANSFER
TAXES**

SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

SUBJECT to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

With the appurtenances: **To Have and To Hold** the same to and for the use of the said Grantee their heirs and assigns forever, And the said Grantor for their heirs, successors, executors, administrators and assigns covenant and agree that they will warrant specially the property hereby conveyed.

NOTICE-THIS DOCUMENT (MAY NOT, DOES NOT) SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNER OF SUCH COAL (MAY HAVE, HAVE) THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957. P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

*Signed and Delibered
in the presence of:*

MICHELLE A. CRONAUER

Commonwealth of Pennsylvania }
County of Luzerne } SS

By DANIEL R. CRONAUER AND MICHELLE A. CRONAUER.

Notary Public

CERTIFICATE OF RESIDENCE

I, the undersigned, do hereby certify that the precise residence for the Grantee is:

1109 LAKEVIEW DRIVE, WHITE HAVEN, PA 18661

Witness my hand this _____ day of _____, 2022.

JOAN HOGGARTH
LUZERNE COUNTY CLERK OF RECORDS
DIVISION OF JUDICIAL SERVICES AND RECORDS



Recorder of Deeds Division
Luzerne County Courthouse
200 N. River Street
Wilkes-Barre, PA 18711
(570) 825-1641

***RETURN DOCUMENT TO:**
GCS ABSTRACT CO, INC.
216 N. RIVER ST. #400
WILKES BARRE, PA 18702-2532
PHONE: 824 1906

Instrument Number - 201606818

Recorded On 2/8/2016 At 12:03:32 PM

* Instrument Type - DEED

Invoice Number - 841059 User ID: MJH

***Total Pages - 4**

* Grantor - AMOROSO, JOSEPHINE A. CREMONESE, LOUIS CHARLES

* Grantee - CRONAUER, DANIEL R. CRONAUER, MICHELLE A.

* Customer - GCS ABSTRACT CO, INC.

*** FEES**

PA WRIT TAX	\$0.50
PA REALTY TAX	\$3,000.00
JCS/ACCESS TO JUSTICE	\$35.50
COUNTY RECORDING FEE	\$13.00
COUNTY ARCHIVES FEE	\$2.00
RECORDER'S ARCHIVES FEE	\$3.00
HOUSING TRUST FUND	\$13.00
CRESTWOOD REALTY	\$1,500.00
PENN LAKE PARK	\$1,500.00
BOROUGH	
TOTAL PAID	\$6,067.00

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Luzerne County, Pennsylvania



Joan Hoggarth
Joan Hoggarth
Clerk of Records
Recorder of Deeds Division

PARCEL IDENTIFICATION NUMBER
N12S1-6-7-T

Total Property Identification Numbers: 1

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 201606818

BOOK: 3016 PAGE: 26063

PREPARED BY: GERALD C. SECHLEER, ESQ.
216 N. RIVER STREET, SUITE 400
WILKES-BARRE, PA 18702

CERTIFIED PROPERTY IDENTIFICATION NUMBER
MUNICIPALITY Penn Lake Park Bur
PIN MAP 112S1 BLOCK 6 LOT 7
TRANSFER X DIVISION _____
DATE 2/8/16 8/18
MAPPING CLERK

PIN CERT: 75-N12S1 -006-007-000

THIS DEED

Made the 30th day of **January**
In the year of our Lord, Two Thousand and Sixteen (2016)

Between **Josephine A. Amoroso and Louis Charles Cremonese** of the
County of Luzerne, Commonwealth of Pennsylvania
(hereinafter called "Grantor") and

Daniel R. Cronauer and Michelle A. Cronauer, Husband and Wife
of the County of Luzerne, Commonwealth of Pennsylvania
(hereinafter called "Grantee")

Witnesseth, that the said Grantor in consideration of **Three Hundred Thousand and 00/100 (\$300,000.00) Dollars** paid to the Grantor by the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee their heirs and assigns;

ALL THAT CERTAIN, lot, piece or parcel of land Situate, lying and formerly being in the Township of Bear Creek, now in Penn Lake Park Borough, County of Luzerne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Lakeview Drive at "PENN LAKE PARK", said point being the Southwesterly corner of Lot No. 13 and the Southeasterly corner of Lot No. 12, on the Plot of lots hereinafter referred to:

THENCE along Lot No. 13 North 52 degrees, 18 minutes West 134.25 feet to a path along the shore of Penn Lake;

THENCE along said path South 11 degrees 34 minutes West 55.69 feet to a corner;

THENCE along Lot No. 11 on said Plot of lots South 52 degrees 18 minutes East 109.72 feet to said Lakeview Drive;

THENCE along the same North 37 degrees 42 minutes East 50 feet to the place of BEGINNING.

BEING Lot No. 12 on Plot or Plan of lots known as "Penn Lake Park" as laid out by Sturdevant-Dilley Engineering Company Civil Engineers, Second National Bank Building, Wilkes-Barre, Pennsylvania dated July 15, 1938.

PIN NO. 75-N12S1 -006-007-000.

BEING the same premises which Josephine A. Amoroso, by Deed dated 09/27/2008 and recorded 11/17/2008 in the Office of the Recorder of Deeds in and for the County of Luzerne in Record Book 3008, Page 250927, granted and conveyed unto Josephine A. Amoroso and Louis Charles Cremonese, as joint tenants with right of survivorship.

SUBJECT to coal, oil, gas, mineral and mining rights as heretofore conveyed or reserved as shown in prior instruments of record.

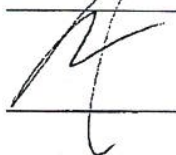
SUBJECT to rights of way easements restrictions, reservations and exceptions as set forth in prior instruments of record.

With the appurtenances: To Have and To Hold the same to and for the use of the said Grantee their heirs and assigns forever, And the said Grantor for their heirs, executors, administrators and assigns covenant and agree that they will warrant specially the property hereby conveyed.

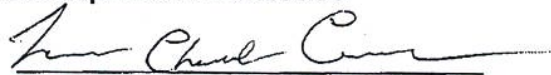
NOTICE-THIS DOCUMENT (MAY NOT, DOES NOT) SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL (MAY HAVE, HAVE) THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957. P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

In Witness Whereof, the Grantor has set their hand and seal the day and year first above written

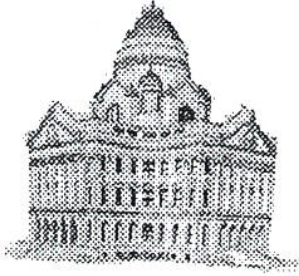
Witness:




Josephine A. Amoroso


Louis Charles Cremonese

JOAN HOGGARTH
LUZERNE COUNTY CLERK OF RECORDS
DIVISION OF JUDICIAL SERVICES AND RECORDS



Recorder of Deeds Division
Luzerne County Courthouse
200 N. River Street
Wilkes-Barre, PA 18711
(570) 825-1641

***RETURN DOCUMENT TO:**
WETZEL ABSTRACT, LLC
900 RUTTER AVE STE 24
KINGSTON, PA 18704-4965

Instrument Number - 202047937

Recorded On 10/6/2020 At 12:08:35 PM

* Instrument Type - DEED

Invoice Number - 1055599 User ID: KSC

***Total Pages - 4**

* Grantor - LAWSON, CHRISTOPHER W. LAWSON, COLLEEN E.

* Grantee - CRONAUER, DANIEL R. CRONAUER, MICHELLE A.

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

PA WRIT TAX	\$0.50
PA REALTY TAX	\$620.00
JCS/ACCESS TO JUSTICE	\$40.25
COUNTY RECORDING FEE	\$13.00
COUNTY ARCHIVES FEE	\$2.00
RECORDER'S ARCHIVES FEE	\$8.00
HOUSING TRUST FUND	\$13.00
PIN CERTIFICATIONS	\$20.00
CRESTWOOD REALTY	\$310.00
PENN LAKE PARK BOROUGH	\$310.00
TOTAL PAID	\$1,331.75

Thereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Luzerne County, Pennsylvania



Joan Hoggarth
Joan Hoggarth
Clerk of Records
Recorder of Deeds Division

PARCEL IDENTIFICATION NUMBER

N12S1-6-8-T

Total Property Identification Numbers: 1

THIS IS A CERTIFICATION PAGE

Do Not Detach

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* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 202047937

BOOK: 3020 PAGE: 199271



CERTIFIED PROPERTY IDENTIFICATION NUMBERS
N12S1 -6 -8 -T PENN LAKE PARK
CERTIFIED 10/05/2020 BY AWA

Prepared by:
Weitzel Abstract, LLC
900 Rutter Avenue, Suite 24
Forty Fort, PA 18704
(570) 831-9121

File No. 20-175

Parcel ID No. 75-N12S1-006-008

This Indenture, made the 23 day of September, 2020,

Between

CHRISTOPHER W. LAWSON AND COLLEEN E LAWSON, HIS WIFE

(hereinafter called the Grantors), of the one part, and

DANIEL R. CRONAUER AND MICHELLE A. CRONAUER, HIS WIFE

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Sixty-Two Thousand And 00/100 Dollars (\$62,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of Penn Lake Park (formerly the Township of Bear Creek), County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Lakeview Drive at "Penn Lake Park", said point being the southwesterly corner of Lot No. 12 and the southeasterly corner of Lot No. 11 on plot of lots hereinafter referred to;

THENCE along said Lot No. 12, North 52 degrees 18 minutes West 109.72 feet to a path along the shore of Penn Lake;

THENCE along said path, South 52 degrees 54 minutes West 51.82 feet to a corner;

THENCE South 52 degrees 18 minutes East 81.41 feet to a point on said Lakeview Drive;

THENCE along the same, South 75 degrees 13 minutes East 45.48 feet to a corner;

THENCE still along said Lakeview Drive, North 37 degrees 42 minutes East 32.29 feet to the place of beginning.

BEING Lot No 11 on plot or plan of lots known as "Penn Lake Park" as laid out by Sturdevant-Dilley Engineering Company, Civil Engineers, dated July 15, 1938.

PIN N12S1 006 009

BEING the same premises which Michael Drozda and Cynthia Drozda co Executors Estate Gerald Drozda dec'd, by Deed dated January 12, 2009, and recorded February 4, 2009, in Book 3009, Page 18913, granted and conveyed unto Christopher W. Lawson and Colleen E. Lawson, his wife, in fee.

Subject to the same exceptions, reservations, restrictions, covenants and conditions as contained in prior deeds in chain of title.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTORS HEREIN NOR DO THE GRANTORS HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and