

London Britain Township Board of Supervisors Meeting

December 8, 2014 approved 1/5/15 BOS mtg

Board of Supervisors Meeting

Aileen Parrish, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 7:07PM. In attendance were Supervisors Glenn Frederick and David Owens, Secretary Carolyn Matalon, Roadmaster Joe Ferguson, Zoning Officer Dave Gargula, Engineer Pat Walsh, Township attorney Tom Oeste, Planning Commission members Les and Stephanie Town and several residents.

Windsor/DEP Jennifer Fields

Aileen Parrish introduced DEP Clean Water Section Chief Jennifer Fields to the Windsor residents and those in attendance at the meeting. Windsor representative attorney Jane Shields spoke on behalf of the residents of Windsor and stated the Windsor Treatment plant does not work right and an alternative needs to be found. Windsor residents Engineer Pete Fleszar of Glace Associates stated that homeowners have concerns with the complicated system being successful. One significant issue is the cost for the operation and maintenance of the system including capital costs. The homeowners felt the need to have another professional come in and find a different alternative to what is existing. Orenco Advantex is an alternative system they looked at. It doesn't have the design flow requirement of the existing system. A COLDS system was discussed but his first thought is if this was possible it would have been done originally. The actual flow of the system is lower than originally intended but the nitrogen loading is not lower. Mr. Fleszar provided Jennifer Fields a copy of the information on alternative systems he shared with the Board of Supervisors at a previous meeting. Some of the residents of Windsor have nitrate levels from their wells which they can provide to DEP. Chris Grundner, President of the Windsor HOA had all the residents who attended the meeting stand up to show their presence to Ms. Fields. Windsor Subdivision has 16 homes, many with young families and he speaks on behalf of all them with their concern for a working system, the cost of the system which could be \$360 approximately monthly and the ability to sell their homes because of the cost. They are hoping to have a willingness from DEP to explore other options. Aileen Parrish appreciated everyone sharing their thoughts. Jane Shields added that originally the ground water nitrate levels were the indicator for the parameters of the permit. She would like an easing of the parameters so that a COLDS system might be possible. Peter Fleszar stated that and COLDS system has many less liabilities to the Township. Jennifer Fields, has been working in wastewater for more than 20 years. She trains operators to run treatment plants. In walking through the plant she knows what each part should do and asked if each part was doing it. The Township approached and met with DEP a month ago to discuss the plant, its cost and how to bring the costs down. There are ways to bring the cost down. In 2012 a different operator was brought in and the plant is getting better and seems to be hitting its mark as far as the nitrogen. If it functions as it should then we don't need another plant. Some ideas that are being thought of are:

- plant is good and some ideas at the plant can be changed
- waiver letter for chapter 94 for 5 years/the function of chapter 94 is for adding on to the plant which is not needed because we are not adding anything else. Estimate of savings will be provided by the Township.
- parameter reductions will be made and if the pattern of compliance continues the frequency of sampling needs will be reduced.
- modification to the plant/blower. It is required to run all day but there is a system which you can reduce the air periodically with on/off aeration. An assessment will be needed.
- the issue that brought this plant to life is groundwater nitrate levels. Groundwater levels of the existing wells is probably different than the monitoring wells. If you drink nitrates it the body will see the effects of it. That is the reason why this system to denitrify was

designed to reduce nitrates. When you add a system to denitrify it requires visitation daily and sample daily.

- most recent data shows one monitoring well with high nitrates. The nitrates are showing up in the groundwater.

- with all these potential changes the cost savings are not yet known.

Jennifer Fields asked the Windsor residents why a new system was desired. It is a complex system. If you want to replace the system, you cannot replace the system with one that puts more nitrate out there. It looks like the current system is in good shape. Chris Grundner asked if there is a more efficient system out there now to meet the requirements of DEP. Jennifer Fields stated that this system requires a level of precision. Chris Grundner states there are other systems that do not require to be monitored as closely. The Windsor residents believe the technology might have changed and is there another way to get to the 10/10/10 numbers. Jennifer Fields stated the processes that have to happen to stabilize the water is old knowledge, different bacterias to process and any system for 10/10/10 will go through the same process. Jennifer Fields stated that a lot of the earlier years had low flows because there was not as many homes occupied. When an operator supplies dog food/organics there is one tank in this process that requires a source of carbon if there is not enough flow then a carbon source needs to be supplied. Chris Grundner believes there are other systems that do not require a daily system visit and monitoring. Jennifer Fields replied that if you have to get to 10/10/10 then you need to go through this process. Ms. Fields asked Peter Fleszar where the Orenco was installed was the requirement 10/10/10? He replied that it was 10/10/2 in central PA. The driver of the system was a 2x week operator visit. Jennifer Fields has permitted the Orenco system in this area but the difference is you already have a system in place. How do you reduce cost by buying a new system that does exactly what the existing system is doing? The system in place at Windsor for 15-20 homes is not unusual for PA. The Township is looking at doing a 537 plan in 2015. Jennifer Fields will look at the Windsor resident well data they have gathered and will talk with her hydrogeologist. Township Wastewater Engineer Joe Boldaz stated that by the end of January a reassessment can be done. Jennifer Fields will meet with everyone again after that. Chris Grundner compared the Windsor resident projected monthly cost to other subdivisions with a treatment plant. Jennifer Fields noted that one of the disadvantages of looking at what others are paying is it is not representative of the actual costs. Aileen Parrish stated that the bond letter of credit has line items that the money needs to be used for. Tom Oeste stated there are certain requirements that are attached to the letter of credit. The Township is doing everything it can to help remedy the situation. Aileen Parrish noted that part of the guidelines for the plan is that the plant is in good working order in order to take dedication Chris Grundner left the last meeting with the understanding that dedication would not happen until the end of the year and what is the reasonable expectation for dedication. Tom Oeste is more concerned with what this is costing the Township each month. Jennifer Fields asked why the Windsor residents aren't paying anything for their sewage costs now and stated regardless of who owns the plant, the plant is permitted to the Township. Tom Oeste will look at this issue because it is costing the Township a lot of money each month. There was an offer before which had too many strings attached. Tom Oeste is going to look again at the issue of the homeowners paying now.

Road Report

Joe Ferguson read the November 2014 Road Report (report attached).

Rickerman Tree service provided new quotes for Indiantown and Stoney Ridge tree removal.

Park Report

Joe Ferguson read the November 2014 Park Report (report attached).

There being no further business Joe Ferguson left the meeting at 8:45pm.

Zoning Report

Dave Gargula reported on 2 building permits

BP#14-62 3222 Appleton Rd paving

BP#14-66 104 Fox Drive fence

Other Zoning Matters

Subdivision and Land Development

Flint Hill Crossing/Mike Keefer HOA President- The HOA Deed restrictions for mowing and maintenance of open space areas was discussed.. A scheduled Flint Hill Crossing HOA January meeting will bring to vote the information presented to the BOS. They have concern with the limited maintenance area mowing and would like to redefine some areas. Mike Keefer from the HOA presented a landscaping plan redefining mowing frequency to different areas. The Township will consult with their Landscape consultant on the presented plan for her thoughts.

Distillery- Flint Hill Farms distillery presented some process information to the Board of Supervisors. The potential for mold with a distillery was discussed. Aileen Parrish asked about the storage of grain. The Ordinance was reviewed again. Stephanie Town asked if the Township is working towards adopting this along with the events ordinance at the same time. Barbara Schroeder asked if the Ordinance considered safety and any additional risk associated with a distillery. Tom Oeste stated that they would need to comply with the state building code. David Owens made a motion to advertise the Ordinance. Glenn Frederick will not second a motion to advertise until a clean draft is written. The Distillery ordinance is being added to the agenda for 12/15/14. Amy Law asked why the information could not have been provided to the Township sooner.

Kraus Extension- Aileen Parrish made a motion to accept the extension for the Kraus Subdivision until 3/15/15. Glenn Frederick seconded and the motion carried unanimously.

Callihan- Dr Callihan has accepted the Conditional use decision of the Board of Supervisors.

Minutes

11/17/14 minutes- Glenn Frederick made a motion to adopt the minutes of 11/17/14 as corrected. David Owens seconded and the motion carried unanimously.

11/24/14 meeting minutes- David Owens made a motion to adopt the minutes of 11/24/14/14 corrected. Glenn Frederick seconded and the motion carried unanimously.

2015 Budget work session minutes- David Owens made a motion to adopt the 2015 Budget work session minutes as read. Glenn Frederick seconded and the motion carried unanimously.

12/1/14 meeting minutes- David Owens made a motion to adopt the minutes of 12/1/14 as corrected. Glenn Frederick seconded and the motion carried unanimously.

New Business

12/2/14- David Owens stated that at the meeting he attended they Townships discussed a multiple township funding agreement to be discussed in 2015.

Old Business

2015 Budget- No questions were presented. The Budget hearing is scheduled for 12/15/14 at 7pm.

Business From the Floor

Adjournment

Aileen Parrish made a motion to adjourn the meeting at 11:05pm. Glenn Frederick seconded and the motion carried unanimously.