

London Britain Township Board of Supervisors Meeting

February 10, 2014 approved 3/10/14 BOS meeting

Zoning Hearing

Aileen Parrish, Chairman of the Board of Supervisors opened the hearing at 7:00 PM. In attendance were Supervisors Glenn Frederick and David Owens, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Engineer Pat Walsh, and several residents. Aileen Parrish made a motion to defer the zoning ordinance until after the road report is read by Roadmaster Joe Ferguson. David Owens seconded and the motion carried unanimously. Aileen Parrish reopened Zoning Hearing at 8:43pm and Pat Walsh/Dave Gargula comments of Tom Oeste were discussed by the Board of Supervisors, Dave Gargula, Pat Walsh and residents. Aileen Parrish made a motion to continue the hearing until 3/10/14 at 7:00 pm. Glenn Frederick seconded and the motion carried unanimously.

Board of Supervisors Meeting

Aileen Parrish, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 7:06PM. In attendance were Supervisors Glenn Frederick and David Owens, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Engineer Pat Walsh, and several residents. Aileen Parrish closed the BOS meeting at 8:43pm to open the Zoning Hearing. Aileen Parrish reopened the BOS meeting at 9:55pm.

Road Report

Joe Ferguson read the January 2014 Road Report (report attached). Aileen Parrish noted that 25t of salt was delivered today and 25t of salt should be delivered tomorrow. Joe Ferguson stated the LBT will be ok for this storm and maybe the next. Joe Ferguson ordered another 100t of untreated from Cargill as treated salt is unavailable. Aileen Parrish would prefer to not split the salt bids for treated and untreated salt in the future.

Costars salt for 2014 can be researched and there was discussion if whether the salt barn could hold the large amount of tonnage that is required with Costars. Aileen Parrish thanked Joe Ferguson and the road crew for all the work and difficulties dealing with broken equipment issues and supply issues.

Windsor plow/salt- The Board of Supervisors agreed to authorize the road crew to plow/salt the Windsor development for the 2014 year and keep account to bill the developer. Joe Ferguson needs to place cones on the manhole covers. Joe Ferguson will keep a log of all activities of snow plow/salt.

Park Report

No Park report for January 2014

Zoning Report

Dave Gargula noted there was 4 Building permit issued for January 2014.

BP# 13-75	Cornell Homes	29 Sienna Dr	house
BP#14-1	McLaughlin	15 Bills Way	heater/gas install
BP#14-2	Davis	117 Peachtree Ln	basemt remodel
BP#14-3	McCardell	111 Peachtree Ln	fence

Other Zoning Matters

Dave Gargula read the complaints for January 2014.

Subdivision and Land Development

Resolution #14-9 Nichol Property subdivision- Aileen Parrish read Resolution #14-9 which renders a decision under Section 508 of the PA MPC for the final plan for London Britain Station. Aileen Parrish made a motion to adopt Resolution #14-9 as read. David Owens seconded and then after discussion and a denied motion by Glenn Frederick David Owens also denied the motion.

Discussion- Glenn Frederick wished that there had been progress made on this subdivision. Aileen Parrish noted that after many requests there had been no progress given. David Owens stated that there were plenty of options to progress with dialog or actions for this subdivision and nothing has happened. Matt Longo stated that Rick Longo is in Florida until March 2014 and would like to talk with the Board when he returns in a few weeks. David Owens stated that he wished that would have happened before after repeated attempts for dialog or action were ignored. Aileen Parrish told Matt that there was a lack of progress and no response when asked for substantial progress. Although Rick Longo did not want reviews to be completed, the Township had the reviews completed and time was given to RML for a response. The Township received no response nor was any progress given. Matt stated that they did not expect the Township to deny the subdivision. Matt said it will take at least 5 years or so for the right timing for this subdivision. Matt Longo apologizes for not getting any timely responses to the Township and apologizes if any delays on their part were taken offensively. Aileen Parrish noted that Matt Longo said that it may take 5 years more for the timing on this subdivision and Aileen Parrish stated that this subdivision process has gone on for 7 years already. One of the reasons the Board of Supervisors agreed to all the extensions previously was the downturn of the economy but we cannot let it continue to go on. Glenn Frederick noted that it has been a long road and the timing on this subdivision has to come an end. Glenn Frederick stated that maybe you can come in with a new plan that better fits the property and won't take another 5 years. Aileen Parrish stated that RML has asked us to stop reviewing the plan even now. We went ahead with the review and still no response. Aileen Parrish welcomes any discussions with RML regardless of the resolution tonight. The amount of changes that would most likely be needed to the plan at this point would most likely result in a new plan anyway.

Aileen Parrish stated that more than a year ago we had discussion with Rick Longo on a different way to go and we had some good faith discussions and he walked away and except for that kind of discussion there is a process for subdivision and that is not happening. We have not found willingness on the other side. Glenn Frederick made a motion to take this up on 3/10/14 and would like to see RML provide a timeline on this subdivision at that time. We need dates and times and when work will be started on this plan or another plan. Aileen Parrish said we have been so lenient and it has been very disappointing and she has a concern that we need to do what we are charged with doing as supervisors. We have waited, extended and tried to give leniency with this plan and to go further we are going a great disservice to the township. Much of the information on the plan is outdated and it is not in the best interest of the Township to go forward with this plan. We make an error going forward if we let this drag on. David Owens seconded and the motion carried unanimously.

Nichol extension- Glenn Frederick made a motion to grant an extension of the Nichol subdivision until 3/10/14 with the qualifications that on 3/10/14 we receive specific information as to how this subdivision will progress. David Owens seconded and the motion carried unanimously.

FHC maintenance escrow- Tony Yarmolyk had an inspection with the Township engineers on 11/16/13 and Walsh Engineering generated a list of items. Of the Township matters on the list, the roadside edge has been sodded and the redbud was replaced. The HOA joined and raised some questions and as of this date no correspondence from the HOA regarding anything for the subdivision. It was suggested

a \$3000 escrow be established to replace FHC street trees. The developer will place a \$6000 escrow with the Township in order for the maintenance escrow to be released. Walsh Engineering feels the \$6000 will be sufficient. Tony Yarmolyk will come back in February 24, 2014 to submit a check for \$6000 and ask for the release of the maintenance bond escrow.

Flint Hill Lot 61 fence- The entrance to the western part of the greenway is fenced on the Dobsch property side. The Township feels a companion piece of fence will be placed on the Lot 61 side. Aileen Parrish asks that Cornell be made aware that a fence will be placed as soon as timing allows.

Kraus Extension- Glenn Frederick made a motion to accept the extension of the Kraus extension until 5/15/14. Aileen Parrish seconded and the motion carried unanimously.

Windsor generator- The Board of Supervisors authorized Joe Boldaz to research obtaining a generator that is appropriate for the Treatment plant. It is preferable for a propane generator.

Windsor- Aileen Parrish noted that the Township has gone after the Letter of Credit for the Windsor subdivision and as of today all was in order and there should be a wire transfer with the Township in the full amount of the LOC.

Minutes

1/6/14 Reorganization meeting minutes- Glenn Frederick made a motion to adopt the minutes of 1/6/14 as read. Aileen Parrish seconded and the motion carried unanimously.

1/6/14 meeting minutes- Aileen Parrish made a motion to adopt the minutes of 1/6/14 as read. Glenn Frederick seconded and the motion carried unanimously.

1/27/14 meeting minutes- Aileen Parrish made a motion to adopt the minutes of 1/27/14 as corrected. Glenn Frederick seconded and the motion carried unanimously.

Old Business

New Business

Business From the Floor

Adjournment

Glenn Frederick made a motion to adjourn the meeting at 10:02pm. David Owens seconded and the motion carried unanimously.