

London Britain Township Board of Supervisors Meeting

July 14, 2014 BOS approved 8/11/14

Bid Opening-Aileen Parrish opened the bid opening at 7:05pm. No bid packages were received.

Board of Supervisors Meeting

Aileen Parrish, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 7:08PM. 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 and several residents.

Road Report

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

A Rickerman Tree Service quote was received for tree removal on N Creek Rd and S Bank Rd and Indiantown Rd. The Board reviewed the quotes received. The Board decided not to act on the quote from N Creek Rd. Send a letter with this estimate and a letter to the homeowner noting that the Board decided to go forward with the S Bank Rd project and bill the homeowner for half of the cost. The Indiantown Rd quote will be sent to Rick Longo on Indiantown Rd to split the cost and the work was approved to go forward by the BOS.

Crestwood Rd work will begin the week of July 21, 2014 weather permitting. Carolyn Matalon will email the Crestwood Rd residents.

Flint Hill Rd project- Pipe and catch basin work has been completed. Milling around the catch basins need to be completed prior to final paving. There will be a meeting with the paving sub-contractor and the project contractor tomorrow.

Schroeder driveway- Pipe issue in the driveway. The road crew had no success trying to clear the pipe at the Schroeder property. It is the homeowner's responsibility to replace the pipe. It is the Township engineer's opinion that the pipe should be replaced. Township Engineer Pat Walsh will put together the information about pipe replacement and a letter will be drafted by the Township office to the Schroeder's.

Park Report

Joe Ferguson read the June 2014 Park Report (report attached)

There being no further business Joe Ferguson left the meeting at 7:40 pm.

Zoning Report

Dave Gargula reported on 8 building permits

BP#14-28	Nichol	8 Skyridge	Paving
BP#14-31	Hahn	127 Stoney Ridge	deck
BP#14-32	Morris	25 Millstone	HVAC
BP#14-34	Ciarrocki	218 S Bank	Bath remodel
BP#14-35	Powers	1240 New London	deck
BP#14-36	Kynch	102 Wynn Ct	deck
BP#14-37	Walt/Neo Salon	1541 New London	change use
BP#14-38	Kowalski	101 Woodhaven	fence

Other Zoning Matters

Dave Gargula read the complaints for June 2014.

Subdivision and Land Development

Nichol Property-Aileen Parrish noted that there was a Resolution 13-13 and then another Resolution was generated in March 2014 Res 14-10 and no word from RML Assoc on the conditions that were set. As a result Res #14-11 was generated.

Resolution #14-11-Aileen Parrish read Resolution #14-11 which renders a decision under Section 508 of the PA MPC for the final plan of London Britain Station. The Board of Supervisors denies the Application for Final Subdivision Plan approval for London Britain Station for the reasons set forth in the 2014 Review letters. David Owens made a motion to adopt Resolution #14-11 as read. Glenn Frederick seconded. Matt Longo stated that it was difficult to find a timeline, impacts of the project, financing and finding a buyer. They have a potential buyer, Wilkinson builders, to build 58 homes with septic and wells and no treatment plant. They asked if another extension would be considered for the potential new plan. Tom Oeste stated that you cannot amend a final plan if you change the preliminary plan. Tom Oeste suggests that the Board of Supervisors go forward with action on this plan and then the developer can go forward with presenting a new plan to the Township. Aileen Parrish agreed with Tom Oeste that the idea suggested from Matt Longo is a new plan. Tom Oeste stated that the invoices incurred for review of the London Britain Station plan where a result of the extension request from Hillcrest and payment is expected to the Township. In order for the Township to go forward a current review was in order and the Hillcrest representatives were aware of this. No further discussion. After a lengthy discussion the motion to adopt Resolution #14-11 carried unanimously.

WWTP user fees- The timing for the Township to begin billing is as quickly as possible requires that the Township acquire ownership of the plant. The developer's attorney indicated the developer will do that. The Board would like the Township to acquire the treatment plant by 10/1 so that they can begin billing the residents of Windsor. The Board directed Tom Oeste to continue working toward the legal ownership of the Treatment plant. Joe Boldaz has picked up additional information and is reflected on plans he has in his office. Steps have been made towards the as-builts for the Treatment plant. Pat Walsh may have the legal descriptions.

Resolution #14-12- Aileen Parrish read Resolution #14-12 which establishes sewer user fees and billing and collection procedure of delinquent fees for the Windsor farms subdivision. Glenn Frederick made a motion to adopt Resolution #14-12 as read. Aileen Parrish seconded. David Owens feels the Township should own the plant prior to adopting Resolution #14-12. Glenn Frederick stated that the residents of Windsor have known for a long time that this plant would be expensive to operate, this Resolution gives a cost of operation to the residents. Tom Oeste stated that legally the operation costs are required to be adjusted if need be. Windsor resident, Bruce Yost asked for clarification of the Resolution. Costs are generally evaluated at the budget time process and set at that time. No monies are made by the Township from the operation costs collection for the treatment plant. Tom Oeste will attempt to get all the documents signed by the developer so that the Township can attempt to do the dedications all at the same time as is usual in the Township. The motion to adopt Resolution #14-12 as read carried unanimously.

Windsor- Ms Belardo attended a Land Trust meeting in June 2014. Windsor Land Trust open space was discussed and her input was appreciated.

WWTP effluent Disposal valving replacement- Joe Boldaz explained the disposal valve replacement and gave quotes of \$19,000 and \$18,620 for dosing valve replacement. There is a possibility of an upcharge for the heaters to the valves. There is also the possibility of finding valves with heaters as part of the cost. There is not a need to have a spare valve in stock as they are readily available. Nette Stejskal noted that this is a punch list item and will be paid from the letter of credit funds. The valve being proposed handles the discharge to the field and is necessary no matter if a new system is agreed to with the homeowners association. A potential reduction of cost of monthly operating costs will be created by replacing the valve. David Owens made a motion to go with Pikeland Construction valve replacement cost of \$18,620. Glenn Frederick seconded and the motion carried unanimously. The Board would like the heaters placed with the valves as well.

Latshaw- Alan Hill/Hillcrest Assoc representing the client Latshaw. Pat Walsh discussed his review letter. The conditional use decision and the amended decision was discussed. A copy of the final recorded plan will be sent to Franklin Township. Some issues still need to be addressed and final document reviews will be completed.

Niven View Escrow Release #12 Phase #2- David Owens made a motion to accept the request for the release of \$20,600 which would leave a balance of \$137,683.64 after the release of this request. Glenn Frederick seconded and the motion carried unanimously. The check will be released to Wilkinson on Thursday 7/17/14.

Niven View Escrow Release #10 Phase #1- David Owens made a motion to accept the request for the release of \$5,197.70 which would leave a balance of \$33,293.45 after the release of this request. Glenn Frederick seconded and the motion carried unanimously. The check will be released to Wilkinson on Thursday 7/17/14.

There being no further business Dave Gargula left the meeting at 10:14pm.

Minutes

6/9/14 meeting minutes- David Owens made a motion to adopt the minutes of 6/9/14 as read. Glenn Frederick seconded and the motion carried unanimously.

6/23/14 meeting minutes- David Owens made a motion to adopt the minutes of 6/23/14 corrected. Glenn Frederick seconded and the motion carried unanimously.

Old Business

Smart Meters- David Owens attended a meeting at Congressman Pitts office in Unionville regarding the health risks with the PECO smart meters.

New Business

Glenn Frederick made a motion to pay Mr. Ireland in the amount of \$87.50 check #6333 from the Highway Fund for welding work. David Owens seconded and the motion carried unanimously.

Windsor- Bruce Yost asked about the liability of the developer for anyone who is hurt on property owned by the developer. The developer is liable. There will be a 48 hr of notice from the paving company to the Township of when they will be paving. Most likely it will be the last week of July and the first week of August. Will fines, if they are incurred by DEP, be passed along to the residents of Windsor with their operation expenses? Carolyn Matalon will ask the Township attorney and relay the answer back to Bruce Yost. Can the cost of a new system be taken from letter of credit funds? Carolyn Matalon will ask Tom Oeste and relay the answer back to Bruce Yost.

Kestrel House- The Board of Supervisors approved the placement of a Kestrel house at Ricks park.

Business From the Floor

Adjournment

David Owens made a motion to adjourn the meeting at 10:50pm. Glenn Frederick seconded and the motion carried unanimously.