

# London Britain Township Board of Supervisors Meeting

May 12, 2014 BOS approved 6/9/14

## Zoning Hearing

Aileen Parrish, Chairman of the Board of Supervisors opened the hearing at 7:06 PM. In attendance were Supervisors Glenn Frederick and David Owens, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Engineer Pat Walsh, and several residents. Sections 603A2, 604A1b, 901,902,903B, 904,1001,1003,1303.01 and the definitions of Animal Boarding establishment and Building Height were discussed. Aileen Parrish made a motion to readvertise the Zoning Hearing and send the Zoning Ordinance out for review to the CCPC. Glenn Frederick seconded and the motion carried unanimously. Aileen Parrish made a motion to close the hearing at 7:57pm. 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 8:00PM. In attendance were Supervisors Glenn Frederick and David Owens, Secretary Carolyn Matalon, Roadmaster Joe Ferguson, Zoning Officer Dave Gargula, Engineer Pat Walsh, and several residents.

## Road Report

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

## Park Report

Joe Ferguson read the April Park Report (report attached)  
There being no further business Joe Ferguson left the meeting at 8:05 pm.

## Zoning Report

Dave Gargula reported on 9 building permits

BP# 14-14	Smyth	2 Thomas Farm Ln	lean to
BP#14-17	Cottrell	3 Orchard Ct	paving
BP#14-20	Moyer	121 Woodhaven	door to deck
BP#14-21	Weyl	6 Thomas Farm Ln	basemt renov
BP#14-22	Wilkinson	120 Ayrshire	house
BP#14-23	Umlah	4 Orchard Ct	paving
BP#14-24	Budd	135 Good Hope	paving
BP#14-26	ODonald	124 Talbot	paving
BP#14-27	Aliberti	218 S Bank	paving

## Other Zoning Matters

Dave Gargula read the complaints for April 2014.

## Subdivision and Land Development

### Distillery-Flint Hill Farms

Mr. Fleck from the firm of Buckley Brion McGuire & Morris who represents their client Flint Hill Farms proposed a change to the Zoning Ordinance to allow certain uses through a Conditional Use process. Flint Hill Farms is proposing a distillery at their property located at 1626 Flint Hill Rd. Township attorney Tom Oeste stated that he had received an email from Kristin Camp of the Flint Hill Farms law firm suggesting the idea of a proposed change to the Zoning Ordinance. Tom Oeste discussed with the Board of Supervisors the proposed change and that they could look into it. Tom Oeste further noted that a Conditional use process would allow the public to comment on different uses which could possibly be allowed by Conditional use. Karen Kalb Anderson from the Borderland Vineyards on Indiantown Rd has concerns with the letter issued from the Township attorney to the Flint Hill Farms attorney and its effects on the vineyard. Karen Kalb Anderson requests that language for vineyards/wineries be included in any changes to the Zoning ordinance. Aileen Parrish noted that there was previous discussion on a

proposed winery ordinance but after discussion it was felt that an events ordinance would be more appropriate.

Township resident Ed Lukowski encouraged Karen Anderson to reach out to residents and share the winery information with them so that the intent of the winery is understood. Karen Anderson stated that their 66 ac. farm is conserved and they wish to become a centurion farm.

The Board of Supervisors agreed that the process going forward includes having Mr. Fleck draft a proposed change to the Zoning Ordinance for review. This draft will be forwarded to the Township attorney Tom Oeste and the Township Secretary Carolyn Matalon. The draft will be forwarded to the Board of Supervisors for their review.

#### Kraus Subdivision extension

Aileen Parrish made a motion to accept the extension of the Kraus Subdivision until 8/15/14. Glenn Frederick seconded and the motion carried unanimously.

Nivin View-Walsh Engineering met with Wilkinson builders and they would like to finish Nivin View this year. They would like to be finished by September of 2014. Walsh Engineering is working with Wilkinson to review all issues that need to be completed prior to dedication.

Glen Ridge-Glen Ridge maintenance bond will expire soon and Walsh Engineering is reviewing the subdivision needs.

There being no further business Pat Walsh and Dave Gargula left the meeting at 9:04pm.

Municipal claims Ordinance-Tom Oeste discussed with the Board of Supervisors a proposed Ordinance and Resolution to establish a procedure for collection of municipal claims and establishing an attorney fee schedule. Aileen Parrish made a motion to authorize the advertisement of an Ordinance to establish sewer user fees for the Windsor Farm Subdivision and establish an attorney fee schedule. Glenn Frederick seconded and the motion carried unanimously.

#### **Minutes**

4/14/14 meeting minutes- David Owens made a motion to adopt the minutes of 4/14/14 as written. Glenn Frederick seconded and the motion carried unanimously.

4/28/14 meeting minutes- David Owens made a motion to adopt the minutes of 4/28/14 as corrected. Glenn Frederick seconded and the motion carried unanimously.

#### **Old Business**

Stream Monitor- Aileen Parrish spoke with a Wild and Scenic representative who was working with Stroud Water research and their monitors. The monitor is \$1800 but to engage Stroud for the full monitoring is approximately \$10,000. There is stream watch monitoring in New Garden Twp just below the Landenberg store and the results have been sent to DEP. Aileen Parrish will contact Stroud Water research to discuss the possible additional fees which are involved.

#### **New Business**

David Owens noted that PECO Smart meters are coming to the Township. They produce high frequency electromagnetic waves. Carolyn will call PECO contact to discuss the concerns.

#### **Business From the Floor**

#### **Adjournment**

David Owens made a motion to adjourn the meeting at 9:30pm. Glenn Frederick seconded and the motion carried unanimously.