

London Britain Township Board of Supervisors Meeting

May 13, 2013 APPROVED 6/10/13 BOS MEETING

Zoning Ordinance Hearing

David Owens, Chairman of the Board of Supervisors opened the hearing at 7:00 PM. In attendance were Supervisors Glenn Frederick and Aileen Parrish, Treasurer Nette Stejskal, Zoning Officer Dave Gargula, Engineer Pat Walsh, and several residents. David Owens made a motion to continue the hearing until after the Board of Supervisors meeting is opened and Niven View discussed. Aileen Parrish seconded and the motion carried unanimously.

Board of Supervisors Meeting

David Owens, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 7:03 PM. In attendance were Supervisors Glenn Frederick and Aileen Parrish, Treasurer Nette Stejskal, Zoning Officer Dave Gargula, Engineer Pat Walsh, and several residents.

Niven View – Bill Romanelli, Nivin View LLC representative, advised the Board of Supervisors that he is presenting the Road and Improvement Construction Agreement to the Developer and Financial Institution for signatures and requests to be on the agenda for the Board of Supervisors meeting on June 10, 2013 for approval by London Britain Township.

David Owens made a motion to continue the Board of Supervisors meeting after the Zoning Ordinance Hearing. Aileen Parrish seconded and the motion carried unanimously.

Zoning Ordinance Hearing

David Owens, Chairman of the Board of Supervisors reopened the hearing at 7:06 PM. After discussion of several sections, David Owens made a motion to continue the hearing until May 20, 2013 at 7 PM. Aileen Parrish seconded and the motion carried unanimously.

Board of Supervisors Meeting

David Owens, Chairman of the Board of Supervisors reopened the Board of Supervisors meeting at 8:05 PM.

Road Report

Joe Ferguson read the April 2013 Road Report (report attached).

2013 Road Projects – David Owens reviewed the scope of projects put out for bid with requested completion date of August 15, 2013:

- Project 1: Milling and patching of Flint Hill Road (Section A), South Bank Road, entrance of Stoney Ridge Road and a section of Mercer Mill Road.
- Project 2: Placement of Butiminous Paving course, FB-Modified on sections of Mercer Mill Road and North Creek Road.

David Owens requested a work session to discuss subdivision roads to be scheduled for Friday, May 31 at 9 AM.

Request for roadside mowing – Joe Ferguson relayed the request from a resident on Skycrest Drive for the Township to mow a large area of ground on Chesterville Road. It is unclear if that portion of the road and right of way is in London Britain Township or Franklin Township, if it is part of a PennDOT right of way or is privately owned. Joe Ferguson will research the ownership of the ground and report back to the Board.

Park Report

Joe Ferguson read the April 2013 Park Report (report attached).

Glenn Frederick recommended the Township create a larger buffer between the roadways adjacent to the meadow of the Mason-Dixon Greenway South. The Board concurred and requested the Public Works Department to mow an area that creates an approximate 30 foot buffer zone from the roadside of Flint Hill Road and Strickersville Road of shorter grass before the taller meadow grass. The intent is to allow cooler season grass to grow in this buffer zone to reduce the chance of igniting the taller meadow grass from the roadsides.

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

Zoning Report

Dave Gargula noted there were 13 Building permits issued for April 2013

BP#16	Selway	30 Morgan Hollow Way	Heat Pump
BP#18	Sterkenberg	8 Windsor Ct	Deck
BP#20	Whetham	219 Mercer Mill Rd	Barn renovation
BP#21	Ross	201 Mercer Mill Rd	Addition
BP#22	Manley	101 Bills Way	Demolition
BP#23	Manley	101 Bills Way	Barn Rebuild
BP#24	Wilkinson	116 Aryshire	House
BP#25	Brown	1 Old Post Road	House Repairs
BP#26	Watson	55 Good Hope Rd	Temp Trailer Fire
BP#27	Miller/Creek Fest	Nichol Park	Sign
BP#28	Dunn	1351 New London Rd	Porch Repair/Replace
BP#29	Morris	25 Millstone Ct	Fence
BP#30	Mullins	107 Fox Drive	Patio

Dave Gargula stated that no complaints were received during April 2013.

Windsor Farms – The residents advised Dave Gargula that they would be mowing the front areas of the subdivision. Dave Jarosz, resident of Windsor Farms, reported to the Board that the decision is being reconsidered as all residents of the subdivision had not agreed on the action. Dave Jarosz stated that the residents are looking at taking control of the Home Owners Association. The Board commented that the open space has not been conveyed to the Home Owners Association, the Township or the LBT Land Trust.

Other Zoning Matters

Dave Gargula noted that the Township has received an application for a building permit for the former Wedge/Amicis restaurant.

Minutes

April 8, 2013 Meeting- Aileen Parrish recommended corrections to minutes. Glenn Frederick made a motion to accept the minutes of the April 8, 2013 as corrected. Aileen Parrish seconded and the motion carried unanimously.

April 22, 2013 Meeting- Aileen Parrish recommended corrections to the minutes. Glenn Frederick made a motion to accept the minutes of the April 22, 2013 meeting as corrected. Aileen Parrish seconded and the motion carried unanimously.

David Owens announced that an executive session was held on April 23, 2013 to discuss Open Space real estate opportunities and finances.

New Business

Resolution 13-9 – David Owens reported that loans the Township has outstanding are currently at a variable interest rate. At this time, the Township is considering converting a portion of the loans to a fixed interest rate taking advantage of the lower fixed interest rates available. David Owens read Resolution 13-9 authorizing the conversion of the 1998 Note and the 2009 Note to a fixed interest rate. Glenn Frederick made a motion to adopt Resolution 13-9. Aileen Parrish seconded and the motion carried unanimously.

David Owens reviewed the Fixed Rate Conversion Request.

Old Business

Broad Run Bridge - Aileen Parrish reported that the five (5) support beams for the bridge were put in place today. The completion date according to PennDOT is June 11, 2013. The contractor has indicated that there are some materials that are backordered and they are negotiating with PennDOT for a completion date in mid-July.

New Business

West Grove Fire Company Station #32 located in London Britain Township was dedicated on Saturday, May 11, 2013.

West Grove Ambulance Municipal Contributions – David Owens reported on the meeting attended by representatives from the various municipalities served by the West Grove Ambulance Company. At that meeting, the municipalities reached three general agreements:

- Ambulance contribution distributions may be based on the number of calls and population. London Britain Township reserved their agreement contingent on additional budget information becoming available and approval by the Township's Board of Supervisors.
- Recommendation of the formation of an "Emergency Services Board" to continue these discussions; the Board would be comprised of one elected official from each municipality.
- The municipalities would like to have a better understanding of the Fire and Ambulance budgets and the "Emergency Services Board" would pursue this objective.

Discussion of these items included recommendation from Aileen Parrish and Glenn Frederick that the Emergency Service Board be comprised of a Township Official from each municipality not necessarily an elected official.

M&T Bank – David Owens reviewed a newspaper article concerning the past activities of Wilmington Trust Bank which is now M&T Bank. David Owens stated that M&T Bank is headquartered in Buffalo and is no longer a locally owned bank. He requested the Board to consider moving the Township's checking account to a different financial institution.

Land Trust – David Owens inquired if the LBT Land Trust had discussed the land that New Garden Township had acquired to connect trail systems and the sewage violations near Wild and Scenic designated areas. Aileen Parrish responded that the Land Trust had not discussed this topic as the land is not located in London Britain Township. She stated that the agencies having jurisdiction regarding the sewage violations are the County Health Department, DEP and EPA; the Wild and Scenic Association is aware of the situation.

Business From the Floor

Vineyard Christian Fellowship – Barry Stingel, Hillcrest Associates, presented a sketch plan to divide a parcel owned by Bruce Latshaw into two parcels to create a lot around the existing church and a lot around the existing house. A conditional use approval would be requested to

allow the two lots to be created without separate open space in a fee-simple parcel. The applicant is willing to restrict the two lots from further subdivision and to provide a conservation easement over environmentally sensitive areas on the site. The sketch plan was reviewed by the Planning Commission and they submitted a letter to the Township dated April 9, 2013 with their recommendations.

New Business

Superpave – After review of the prices quoted to piggyback on the state contract to purchase asphalt, Glenn Frederick made a motion to accept the proposal to piggyback on the state contract for the purchase of asphalt. Aileen Parrish seconded and the motion carried unanimously.

Adjournment

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