

London Britain Township Board of Supervisors Meeting

September 13, 2010

Approved at the 10/11/10 Board of Supervisors meeting

David Owens, Chairman of the Board of Supervisors opened the meeting at 7:05 PM. In attendance were Supervisors Glenn Frederick and Aileen Parrish, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Engineer Pat Walsh, Roadmaster Joe Ferguson, Treasurer Nette Stejskal and several residents.

Bid for Construction of Mason Dixon Greenway South Woodland Walkway

Nette Stejskal opened the bids.

Item#	J. Margerison	Technivate	Land Tech Ent
1.	20.50/77121	23.05/86714	20/75240
2.	600/7200	320/3840	335/4020
Total Est base	\$ 84321	\$ 90554.10	\$ 79260
3.	60	32	33
4.	100	80	72

Glenn Frederick asked how the bids are compared to the budget. Nette Stejskal stated the approximate budget for work is \$107,000. The overlook/boardwalk also needs to be included in this budgeted amount. The work will begin as soon as the contracts are executed and a Conservation District permit is obtained. There is a completion date of 11/20/10. Aileen Parrish made a motion to accept the bids from Land Tech Ent. for the following:

1. Paver walkway \$20 per sq ft
2. Underdrains \$335 price ea.
3. Addt'l Underdrain \$60 per linear ft
4. Undercut excavation \$100 per cubic yd

David Owens seconded and the motion carried unanimously.

Ellen noted that the Mason Dixon Greenway Meadow is coming along great and should not be touched at this time. The first 2 years establishing a meadow is the hardest. Currently the meadow is still developing and cannot be cut. Nette Stejskal will be meeting with Ellen to look at the meadow and decide on the procedures to be taken with the Meadow if any at all are needed.

Road Report

Joe Ferguson read the August Road Report (report attached)

Paving is scheduled to start 9/22/10 at locations on Flint Hill, Strickersville Rd and N. Bank Rd.

Broad Run Bridge Detour- David Owens made a motion to allow PennDot to use Good Hope Rd and Penn Green Rd as reflected on the detour plan attached to a letter dated 8/10/10 from PennDot. Aileen Parrish seconded and the motion carried unanimously.

Park Report

Joe Ferguson read the August Park Report (report attached)

Zoning Report

Dave Gargula noted there were 9 Building permits issued for August 2010.

BP#10-62	Merritt	109 Foxbrook	replace deck
BP#10-63	Merritt	109 Foxbrook	fence
BP#10-66	Whetham	219 Mercer Mill	patio/wall
BP# 10-67	Palkovitz	6 Old Post	deck
BP# 10-68	Roberts	139 Talbot	deck
BP# 10-69	New	10 Windsor Ct	deck
BP# 10-70	Wilson	28 Sienna	deck
BP# 10-71	Acad of Dance	Shoppes LB	Dance studio
BP#10-72	Regan	206 Fern Ridge	patio

Other Zoning Matters

Zoning Hearing Board Variance denial decision for the Fiske property has been appealed.

Dave Gargula asked the Board to look at the need for a Business permit in the Township. Right now we can only use a change of use application. Aileen Parrish asked Stephanie Town to discuss this issue with the Planning Commission.

Zoning Comprehensive revision of Zoning Ordinance- David Owens made a motion to advertise the comprehensive revision of the Zoning Ordinance. Aileen Parrish seconded and the motion carried unanimously. The hearing will be on 11/8/10.

There being no further business Joe Ferguson left the meeting at 7:38 pm.

There being no further business Nette Stejskal left the meeting at 7:38 pm.

Subdivision and Land Development

Flint Hill Crossing HOA document revision- Lee Heffernan is taking the original HOA document which was recorded and is amending it per the Amendment to the Declaration of Covenants, Easements, and Restrictions for Flint Hill Crossing given to the Board to review. Tom Oeste has reviewed the proposed amended document. Lee Heffernan provided the Board with the changes made to the amended HOA document suggested by Township attorney Tom Oeste. Glenn Frederick asked if the developer is aware of the HOA proposed amendment to the declaration of covenants, easements, and restrictions for Flint Hill Crossing. Aileen Parrish asked about the original document whether it is in the original sales information. Glenn Frederick asked Carolyn Matalon to send a letter to the developer making them aware of the proposed changes to the HOA document. Aileen Parrish noted a concern of hers is that items that are in the amended document and the question of whether they have been shared with Flint Hill LLC. Lee Heffernan said these changes have been relayed to the developer and she has the documentation to prove it. David Owens made a motion to approve the amendments of the HOA document. Glenn Frederick seconded and the motion carried unanimously. A letter notifying the developer of the HOA amendment approved changes by the Board of Supervisors will be sent. Lee Heffernan will provide the Township with a recorded original of the amendment to the Declaration of Covenants, Easements, and for Flint Hill Crossing that was approved tonight. Aileen Parrish hopes that the changes made to this document will not prevent the developer or the builder from finishing out the development which would delay dedication.

Artesian Contract – Carolyn Matalon notified the Board that we received an email on 9/2/10 from Artesian which stated that TMH Environmental Services is now the operator of the facility. The contract w/ Artesian was a yearly contract which required a 60 notice of termination via certified mail. Aileen Parrish requested that we meet with TMH and set up a contract which is from now until the end of the year. A contract for 2011 will be rebid.

Pat Walsh will set up a meeting with TMH immediately.

There being no further business the Dave Gargula left the meeting at 8:39 pm.

Minutes

8/9/10- David Owens made a motion to approve the minutes of 8/9/10 as corrected. Aileen Parrish seconded and the motion carried unanimously.

8/23/10- David Owens made a motion to approve the minutes of 8/23/10 as written. Aileen Parrish seconded and the motion carried unanimously.

Old Business

Storm Water Pond- Pat Walsh noted the Nichol Park expansion storm water pond is ready for topsoil.

White Clay Glen entrance pavers- Pat Walsh provided the Board with minutes showing Board approval of pavers being installed within our right of way at the entrance to White Clay Glen. A driveway permit will handle this situation.

Joan Cunningham/ covered riding ring – A building permit is required for a covered riding ring if only used for personal use. A land development plan is required if this is for any other use. A letter of intent of use for the riding ring will be required for a permit per the Board of Supervisors. The Board suggested that Township attorney Tom Oeste can draft this letter.

Joan Cunningham driveway underdrain- Joan wants to repave her driveway and have the Township extend their drainage under her driveway. Glenn stated that it is her responsibility to put drainage under her driveway.

New Business

The Solicitation Ordinance hearing will be held on 9/27/10.

Glenn Frederick purchased thermostats that go down to 40 degrees for the garage.

Lighting will be purchased for the pole barn. It will be hung iridescent.

Outdoor lighting has been located and will be purchased for the salt barn.

Glenn is researching cost for a wood liner in the salt shed.

David Owens will contact Nette to start to schedule budget hearings.

Business from the Floor

Adjournment

David Owens made a motion to adjourn the meeting at 9:25 PM. Aileen Parrish seconded and the motion carried unanimously.