

London Britain Township Board of Supervisors Meeting

September 16, 2014 approved 10/13/14 BOS mtg

Board of Supervisors Meeting

Aileen Parrish, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 7:08PM. In attendance was Supervisor Glenn Frederick, Secretary Carolyn Matalon, Roadmaster Joe Ferguson, Zoning Officer Dave Gargula, Engineer Pat Walsh, Township attorney Tom Oeste, Planning Commission members Les and Stephanie Town and several residents.

Police Report- Lt D'Ambrosia

Lt. D'Ambrosia gave a report for London Britain Township- 74 incidents, currently robberies are a major problem in the county, residents should be observant to their area and report any suspicious activity to the police. Resident concerns were discussed with Lt. D'Ambrosia. Traffic concerns with school bus on Chambers Rock Rd were discussed.

Road Report

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

Joe reported that salt was ordered today. The current contract ends 10/26/14.

Flint Hill Rd basins/driveway- Twp engineer Pat Walsh discussed the roadway in front of 1745 Flint Hill Rd and the need to build up the roadway to fix the drainage issue. Pat Walsh is waiting for a heavy rain to accurately assess and remedy the situation. Pat Walsh will work with Joe Ferguson on this problem. Dave Gargula, Pat Walsh and the Board of Supervisors discussed the 2nd catch basin on the right coming up from the bridge. Glenn Frederick does not feel this will be an issue for the road crew while snow plowing. The road crew will place cold patch around the grate to try to alleviate the problem. Glenn Frederick suggested placing a bump sign prior to the basin as a warning to drivers.

Salt Bids- Glenn Frederick made a motion to advertise bids for a salt contract. Aileen Parrish seconded and the motion carried unanimously.

Park Report

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

There will be some maintenance on the field by the park crew at Nichol Park in the fall. Nette Stejskal will look at the budget to see if there are funds available for broadleaf spraying and report at the next meeting.

There being no further business Joe Ferguson left the meeting at 7:44pm.

Zoning Report

Dave Gargula reported on 5 building permits

BP# 14-44	Smyth	149 S Bank	foundation wall
BP# 14-45	Curran	186 Elbow	Shed
BP#14-46	Obrien	12 Sienna	deck
BP#14-47	Forrester	202 Foxbrook	renovation
BP#14-48	Hoh	101 Foxbrook	shed

Other Zoning Matters

Subdivision and Land Development

Windsor- Tom Oeste discussed the line of credit and use of funds. Tom Oeste stated the line of credit funds are to be used in accordance with line items and cost break down. If the Board of Supervisors decides not to follow the landscaping plan the Windsor residents would have to unanimously agree to not install landscaping and hold the Township harmless by doing so. The funds earmarked for the plant can be used to fix the plant and bring the plant to a standard that would be expected prior to the Township taking dedication. There are line items for a contingency, for example a part 2 permit which is the construction permit for the plant.

The Board of Supervisors can consider adding those funds to be added to a capital reserve fund for future repairs and general inspection for work completed from the Subdivision plan. Aileen Parrish clarified that because landscaping was a line item on the plan and if the homeowners decide not to use landscaping, the funds can be diverted to another line item to complete the plan. Aileen Parrish understands this to mean that although there has been discussion from the residents of Windsor about installing a new plant, the funds cannot be used for a new plant only for getting the existing plant in line for dedication. Tom Oeste agreed the line of credit is to be used for completing the current Windsor subdivision plan.

Windsor resident Chris Grundner asked if the Line of Credit funds could be spent in a smart fashion and use the funds to do some landscaping and still have funds left over. Tom Oeste cautioned that if the landscaping plan is changed from the original Subdivision plan, and the Board of Supervisors approved, and change would require the same unanimous consent of the Windsor homeowners.

Windsor HOA attorney Jane Shields addressed the use of escrow funds, and stated that the residents of Windsor would like their point of contact to be herself. They are not yet ready to make any proposal to the Board of Supervisors without more knowledge.

Glenn Frederick is ok with the design plan being released to Jane Shields for observation outside of the office although Brickhouse Environmental would not approve the Township copying the plan. Tom Oeste will check with the Records laws and advise the Board of Supervisors on whether they can release the plan. If the plan is released, Tom Oeste will draft an agreement with a time limit imposed. Jane Shields is also asking for a 90 day extension of time on when user fees will be charged to the Windsor residents. Jane Shields is asking an extension of time for the Windsor residents presentation of their information to the Board of Supervisors. Jane Shields stated that they believe the Windsor resident sewage user fee is not reasonable. Aileen Parrish agreed that if the developer were still involved, the Township would not take dedication until everything was completed. Tom Oeste, Jane Shields and the Board of Supervisors discussed the requested extensions. Tom Oeste suggested that in exchange for an extension offer there should be some payment from the homeowners. The residents are concerned about the placement of their wells in relationship to the placement of the treatment plant field. Aileen Parrish noted that there are monitoring wells in place. Glenn Frederick made a motion to push back billing the user fee for Windsor treatment plant residents from October 1, 2014 until November 1, 2014. The user fees will be discussed at the 10/13/14 meeting. Aileen Parrish seconded and the motion carried unanimously. Jane Shields would like to reduce costs going forward and meet DEP requirements going forward. Tom Oeste stated that any DEP fines, if incurred, would be included in user fees billed to the residents. Aileen Parrish questioned and the Windsor residents present agreed that they were aware that there would be a sewage usage fee at the time they purchased their home in Windsor.

The Board of Supervisors agreed to defer advertising bids for landscaping. The Board of Supervisors agreed to place road signs and monuments. Pat Walsh will provide quotes by the beginning of October.

Glen Ridge- Pat Walsh presented a letter to accept release of the Maintenance Bond for Glen Ridge Subdivision. The Board of Supervisors approved the release. Carolyn Matalon will send a letter to Wilkinson Builders.

Minutes

8/11/14 meeting minutes- Glenn Frederick made a motion to adopt the minutes of 8/11/14 as corrected. Aileen Parrish seconded and the motion carried unanimously.

8/25/14 meeting minutes- Glenn Frederick made a motion to adopt the minutes of 8/25/14 corrected. Aileen Parrish seconded and the motion carried unanimously.

New Business

Proposed Ordinance #14-3

Aileen Parrish stated that the distillery attorney has taken the Township Ordinance proposed, made changes and sent them to their client. Glenn Frederick stated that the Planning Commission is having a meeting on Monday and would like the Planning Commission to review the applicant proposed Ordinance along with the Township proposed Ordinance. The Board of Supervisors is

looking for the Planning Commissions opinions. Karen Kalb Anderson noted that she has received a Value Added Producer grant for her farm. Barbara Schroeder, a resident expressed concern as to how a distillery would add to the quality of life in the Township. Mrs. Schroeder asked if the applicant has been successful in this type of operation. She noted that in research she found distilleries were in industrial areas not in a residential/ agricultural areas. Tom Oeste stated the distillery law does not trump township zoning. Karen Kalb Anderson noted that their property is nicer now that they have the vineyard on their property that they have owned for over 40 years. She discussed some concerns with the proposed Ordinance. There was discussion about separating the accessory uses in the proposed ordinance. Aileen Parrish stated to Karen Kalb Anderson that her mother, Jan Kalb, is such a proponent of open space and she is partly responsible for White Clay Creek Preserve which is a large part of the open space in the Township Aileen commended Jan Kalb for her decision to ease her property, The Township put \$25,000 of Township open space funds toward the conservation of her property and we are appreciative for the conservation of their property. Karen Kalb Anderson will send her edits of the proposed Ordinance to the Township for review. Township resident Amy Law noted that the difference of annual crops vs a crop like grapes and the commitment needed for each should be looked at in any proposed ordinance. Tom Oeste will get a copy of the applicant's revision of the proposed Township ordinance and provide the copy to the Board of Supervisors and the Planning Commission this week.

Township resident Denise Trommelen questioned why there is an open conversation now and not a while ago for the distillery. Tom Oeste stated that the applicant presented an ordinance of what they wanted to the Township for review and Tom Oeste reviewed the applicant's ordinance and drafted a proposed Township ordinance. It takes a lot of time to draft an ordinance like this. The proposed Ordinance draft was just completed so we are discussing it tonight.

Proposed Ordinance #14-4

Glenn Frederick stated an events ordinance was received. There was discussion about the events ordinance and the need for further review and discussion.

Old Business

AGREM- The AGREM request will be discussed at the 9/23/14 BOS meeting.

Business From the Floor

Adjournment

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