

Regular Board of Supervisors Meeting August 5, 2003

A regular meeting of the Board of Supervisors was held on Tuesday August 5, 2003 commencing at 7:00 p.m. Chairman Mr. Garris called the meeting to order. Present were Supervisors Mr. Franciscus and Mr. Doratt, Mr. Pompo Township Solicitor, Mr. Lowry Township Zoning Officer/Building Inspector, Mr. MacCombie Township Engineer and members of the community.

Mr. Garris made a motion seconded by Mr. Doratt, to waive the reading of the previous meetings minutes. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to adopt the minutes of the previous meeting. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris stated that Mr. MacCombie will be opening the bids for the Sadsbury Township construction of sanitary sewer extension phases 1B, 3A including Reel Street and Greenbelt drive. The bid reading went as follows:

Edward McGinn General Contractor 729 East Union Street West Chester, Pa. 19382	\$1,341,736.35
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Anrich Inc. 1271 South Gulph Road Wayne, Pa. 19087	\$1,171,847.50
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N. Abbonizio Contractors, Inc. 1250 Conshohocken Road Conshohocken, Pa. 19428	\$1,170,980.00
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Metro PO Box 3290 Maple Glen, Pa. 19002	\$1,392,480.00
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Mr. MacCombie recommended the Board table a decision until he can further review the packages.

Township Police report. Chief Groce reported that the police patrolled 2,511 miles and handled 241 complaints. The primary complaints were 10 harassment, 1 domestic, 72 stationary patrols, 11 911 hang ups, 5 accidents, 26 business checks, 7 alarms, 10 assist, 3 animal, 7 criminal mischief, 11 suspicious persons.

Township Engineer report. Mr. MacCombie reported he reviewed grading permits for lots 81, 123,124, 125,126,130 and 133 of Quarry Ridge Development and units 19A-F,

37A-F, 123A-F of the Sadsbury Village. Mr. MacCombie has prepared the following construction releases for the Boards approval, Sadsbury Associates in the amount of \$179,893.68, Gateway Church in the amount of \$30,652.50 and Mr. Carr in the amount of \$26,269.58.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve the construction release of \$179,893.68 to Sadsbury Associates per Mr. MacCombies recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve the construction release of \$30,652.50 to Gateway Community Church per Mr. MacCombie’s recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve the construction release of \$26,269.58 to Mr. Carr per Mr. MacCombie’s recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated that all work has been completed regarding the Collins property located at Old Mill Road and recommends the Township release the escrow. Mr. MacCombie stated that he attended a meeting with PAWC on July 11, 2003 regarding the connection agreement for West Caln to connect into the Township sanitary sewer system. Mr. MacCombie states that he is in receipt of a letter from West Sadsbury Township pertaining to Hershey’s Farm Market connecting into sanitary sewer. Mr. MacCombie to report further findings at the next Board meeting. Mr. MacCombie reported that the testing has been complete on Morris/Meeting House Road and advised the Board to authorize the advertisement of an Ordinance pertaining to weight restrictions on these roads. Mr. MacCombie reported that has reviewed the Cellco Tower plan and recommends approval with conditions.

Mr. Garris made a motion, seconded by Mr. Doratt, to authorize Mr. Pompo advertise an Ordinance regarding weight restrictions on Morris Lane and Meeting House Lane. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Township Solicitor report. Mr. Pompo reported that he has filed 7 lawsuits for the remaining sanitary sewer hooks ups.

Township Zoning report. Mr. Lowry stated that he performed 104 inspections and 111 inquires have been answered. 30 permits were issued for 15 Townhouses, 4 single family, 7 decks, 1 alteration, 2 signs and 1 mobile home. Mr. Lowry stated that he received a Zoning Hearing application for a use variance from John Rodgers at 561 Strasburg Road. Mr. Rodgers wants to convert an existing barn into a single-family dwelling, the parcel currently has 2 apartments and a barn on 1.33 acres and part of the property resides in Parkesburg borough. Mr. Lowry stated that Mr. Rodgers has water

and sewer issues and suggested that Mr. Rodgers tie loose ends up with the borough of Parkesburg before Zoning Hearing takes place.

Mr. Garris made a motion, seconded by Mr. Doratt, to table the Zoning Hearing application of John Rodgers until Mr. Rodgers settles his issues with the borough. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Lowry stated that Keystone Helicopter has requested a public meeting to present a noise assessment study to the Board of Supervisors, Planning Commission, and public. Mr. Lowry stated a September meeting would be scheduled, with Keystone to pay advertisement and attendance of Township Officials. Mr. Lowry stated that the Cellco Partnership Land Development is in order for approval by the Board with the following conditions pave entrance way in 75’, replace gate, and supply Township with multi-locks.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve the Land Development of Cellco Partnership subject to the following conditions: pave entrance in 75’ replace gate, and supply Township with multi-locks. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Township Planning Commission report. Mr. Yeoman reported that Jason Duckworth resubmitted preliminary plans regarding Octorara Glen. The Planning Commission reviewed the Township Engineer’s comments with concerns of lots 8,9 and 10 being in the flood plain. The Planning Commission tabled further review to allow Arcadia time to complete issues contained in the Engineer’s report. John Lymberis presented a revised sketch plan of Lafayette Square showing reconfigured parking lots and revised buffering of adjoining properties. The parking lots contain 1.5 spaces per unit with one additional space per 5 units. The public expressed concerns of height of the apartment buildings, property values and compatibility issues with architecture and types of homes in the area. The Planning Commission granted a 50-day extension and voted to review the impact study of this project. Mr. Yeoman reported that Cellco was present with a variance obtained from the Zoning Hearing Board for the construction of a 170-foot tower on the Piston Popper racetrack portion of the park. The applicant agreed to all of the Township Engineer’s requests. Mr. Yeoman stated the motion was made to approve the plans conditioned upon a clean letter from the Township Engineer and full compliance of all applicable governmental agencies. Mr. Steve Towne CEO of Keystone Helicopter discussed preliminary plans for an expansion of the existing facility for overhaul and refitting of helicopters. Mr. Towne stated that the biggest obstacle will be the noise created by the run up which is performed on the engine. Mr. Dick Ekstine presented a sketch plan for a 300,000 square foot warehouse for Electronics Boutique in the Bellaire Industrial Park; a possible 100,000 square foot addition was also shown. Approximately 250 jobs will be created. A future presentation will be made to the Board of Supervisors.

Pomeroy Fire Company report. 4 alarms were answered for 1 auto accident, 2 automatic alarms, 1 tree and wires. Time in service was 4 hours 16 minutes.

Sadsburyville Fire Company report. 11 alarms were answered for 6 auto accidents, 1 amb. Assist, 1 odor, 1 automatic alarm and 2 trees and wires. Time in service was 10 hours 18 minutes.

Township Road report. Mr. Franciscus reported most roads in good shape but the road crew is working on pothole repairs. The road crew replaced speed limit signs along route 30 where needed also along Compass Road, Penn Street, Middle Street and Newport Avenue. The Road Crew will be replacing the storm drain on Leike Road. The International Dump Truck is at Andersons for Service. The Road Crew raked the walking trail and may need some material to fill in low spots.

Park Committee report. Mr. Doratt announced that Community Day in the Park is scheduled for Saturday August 23rd.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the July bills in the amount of \$33,770.58. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the July payroll in the amount of \$21,486.16. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the July sanitary sewer bills in the amount of \$18, 778.13. With there being no questions from the public the Board voting “aye”, the motion passed unanimously.

Mr. Doratt made a motion, seconded by Mr. Franciscus, to pay the January through June billing of Garris Garage in the amount of \$371.72. With Mr. Franciscus voting “aye”, Mr. Doratt voting “aye”, Mr. Garris abstained, the motion passed.

Mr. Garris made a motion to turn down the William Dick Lagoon Site request to transmit pretreated ground water from the William Dick Lagoons Superfund site through Sadsbury Township sanitary sewer pipeline. With there being no questions from the public the Board voting “aye”, the motion passed unanimously.

Mr. Chris Carr requested that a condition that was placed as part of his conditional use approval be waived. The condition was that he reduce the height of the naturalized storm water management detention basin by (2) feet. At this time the Board decided to table Mr. Carr’s request.

After review of an exoneration form of a Township resident from per capita taxes Mr. Garris made a motion, seconded by Mr. Doratt, to grant the exoneration form as requested. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris motioned to temporarily adjourn the meeting to open a hearing for Ordinance 2003-03. Mr. Doratt seconded the motion, with there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt to adopt Ordinance 2003-03 pertaining to amending section 504.A.5 of the Sadsbury Township Zoning to increase the maximum coverage requirements for cluster residential subdivision lots within the R-1 residential district. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. John Newton representative of Meeting House Properties presented the Board with a request to construct a temporary construction entrance across from the Bellaire business center. The Board advised Mr. Newton that no plans were received to the Board in advance to review and discuss this request. Mr. Garris motioned to table this request, seconded by Mr. Doratt, with there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

The Board discussed the request received from Pomeroy Fire Company wanting a waiver from the tapping fees for sanitary sewer hook up. Mr. Garris stated that the fire company has already paid the tap in fees for the apartment building. With the Board being in agreement Mr. Garris made a motion, seconded by Mr. Doratt, to waive the sanitary sewer hook up fees in the amount of \$2,445.00 for the Pomeroy Volunteer Fire Company. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to request the Zoning Feasibility Study Committee to continue with their duties for the Sadsburyville Village Enhancement Project. With there being questions from Stephanie Silvernail and Tom Greenfield. Mr. Garris voting “aye”, Mr. Doratt voting “aye”, Mr. Franciscus voting “opposed”, the motion passed.

With there being no further business the meeting was adjourned.

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer

