

Board of Supervisors Regular Meeting Conducted Tuesday September 2, 2003

A regular meeting of the Board of Supervisors was held on Tuesday September 2, 2003 commencing at 7:00 p.m. Chairman Mr. Garris called the meeting to order. Present were Supervisors Mr. Doratt and Mr. Franciscus, Mr. Pompo Township Solicitor, Mr. MacCombie Township Engineer, Mr. Lowry Township Zoning Officer/Building Inspector, and members of the community.

Mr. Garris made a motion, seconded by Mr. Franciscus, 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.

Township Police report. Chief Groce reported that during the month of August the police patrolled 2,771 miles and handled 214 incidents, the categories are as follows: 8-harrasment, 1-theft, 39-stationary patrols, 3- 911 hang ups, 4-accidents, 27-business checks, 1-alarms, 7-assist to other departments, 5-animal, 11-suspicious persons. Mr. Groce reported 22 citations were issued 3 arrest were made 1 DUI and 2 defiant trespass.

Township Engineer report. Mr. MacCombie reported that he has prepared a certificate of completion for Sadsbury Village in the amount of \$30,269.68 for the Boards approval. Mr. MacCombie reported that he has reviewed grading permits for Ryan Homes lots 115,118, 123, 124, 128, and 133 of the Quarry Ridge Development along with grading permits for Sadsbury Village for units 87a-87f these grading permits have been approved. Mr. MacCombie stated that Mr. Pompo and himself would meet with PAWC to discuss outstanding issues with regards to the West Caln connection agreement. Mr. MacCombie stated that he is in receipt of a letter from Hershey's Farm Market requesting a usage of 7,000 gallons per day for the market for future expansion. Mr. MacCombie recalled the Supervisors had no objection with Hershey's Market connection of their existing line discharging approximately 1 to 2 EDU's into a line provided by West Sadsbury Commons to help alleviate an existing sewage problem. Mr. MacCombie prepared a report regarding weight restrictions on Morris Lane and Meeting House Lane recommending the Ordinance be adopted.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve a construction release for Sadsbury Village in the amount of \$30,269.68 per Mr. MacCombies recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Garris directed Mr. MacCombie write a letter to Hershey's Farm Market stating that Sadsbury Township will not support their request to discharge 7,000gallons per day of sanitary sewer. There is no objection to connect with only 1 Edu as agreed.

Township Solicitor report. Mr. Pompo reported that he has reviewed the bids for the sanitary sewer extension and suggested that the Board of Supervisors schedule a special meeting to award the contract for the sanitary sewer. The Board agreed to schedule Friday September 12, 2003 at 9:00 a.m. Mr. Pompo stated that he and Mr. MacCombie had met with PAWC to discuss the draft agreement.

Township Zoning report. Mr. Lowry reported 105 inspections have been performed 125 inquires have been answered, 17 permits have been issued for 3 townhouses, 3 single family dwellings, 8 decks, 1 alteration, 1 pool and two sheds. Mr. Lowry stated that a complaint regarding 4 North Street has been partially cleaned up and Mr. Lowry will send a letter to 441 Compass Road regarding a complaint about dogs running loose and a camper with people living inside. Mr. Lowry also received a complaint regarding a dead Cherry Tree on Compass Road being in question of the Township right of way. Mr. Lowry stated that the next Feasibility Study Committee Meeting would be conducted on September 23rd at 7:00 p.m. Mr. Lowry is in receipt of the following plans: JYF Partners has submitted a Conditional Use for 75 Town homes, JYF Partners has submitted a Conditional Use application for the construction of self storage units in the Bellaire Business Park, Keystone Helicopter has conducted a noise study on September 4, 2003, AIM Development Corporation has submitted revised plans for phase 1A and phase 1B, Morris Farm has submitted a Land Development application for an access road into a parcel of land situated in West Caln Township.

Mr. Garris will direct Mr. McGuigan to measure the distance on Compass Road regarding the dead Cherry tree.

Planning Commission report. Mr. Yeoman reported that the Planning Commission reviewed Mr. MacCombie's letter dated August 5, 2003 regarding Arcadia. Mr. Yeoman stated concerns about lots 8,9, and 10 being in the flood plain and suggested that comments be recorded on the deeds that they are within the flood plain. Also Ms. Silvernail asked that there be notes on the plan that the Homeowners Association of the lot maintains the riparian buffer. Mr. Duckworth asked for approval of the preliminary plans. Ms. Silvernail motioned to approve the plans conditioned upon a clean letter from the Township Engineer and full compliance of all applicable governmental agencies, the motion was seconded and approved. Mr. Yeoman reported that Mr. Grafton was present and reviewed the Township Solicitors revised draft of the proposed amendments. The Planning Commission will review the amendments at a public work session to be held on September 9, 2003. Mr. Yeoman reported that Mr. Townes CEO of Keystone Helicopter presented preliminary sketch plans for expansion of the existing facility. Mr. Yeoman reported that Mr. Lymberis discussed the revised sketch plan of Lafayette Square. The plan is proposing development of 138 condominiums versus the 75-townhouse units permitted in the R-2 by right zoning. Mr. Lymberis stated that there would be a Condominium Association that will be run by an outside management company. The Planning Commission voted to review the amendment before giving an opinion.

Pomeroy Fire Company report. 7 alarms were answered for 1 auto accident, 2 automatic alarms, 1 tree, 1 search, 1 standby, and 1 house fire. In service for 8 hours and 26 minutes.

Sadsburyville Fire Company report. 5 alarms were answered for Sadsbury North for 5 auto accidents, assists to 29 were 2 automatic alarms, 1 dwelling, assists to 44 were 1 trash, 1 auto accident, 1 dwelling. Hours in Service were 12 hours 48 minutes.

Township Road report. Mr. Franciscus reported most roads in good shape. They are working on potholes throughout the Township. Greenbelt Drive Bridge is closed for repairs to the bridge. Mr. Franciscus reported that the new 2003 dump truck has arrived. The road crew mulched around the play- ground equipment they installed 4 more outlets at the breaker panel at the pavilion.

Park Committee report. Mr. Doratt stated that the Community Day at the Bert Reel Park was a huge success. He stated there were 30 vendors set up. The Park Committee would like to thank Terry Muto, John Lymberis, Dale Hensel, Vince Pompo and the many others who donated items or time to the event and to Mae McGuigan for chairing the committee.

Mr. Garris made a motion, seconded by Mr. Doratt, to pay the August bills in the amount of \$27,798.91. 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 August payroll in the amount of \$19,324.82. 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 August sanitary sewer bills in the amount of \$17,720.81. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Franciscus, to pay Phillips Ford in the amount of \$42,174.30. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Lymberis presented the Board with a request to replace his existing escrow with a bond due to the fact that his project is almost complete.

Mr. Garris made a motion, seconded by Mr. Doratt, to release the Subdivision Escrow Agreement between Cosmos Development Company and National Penn Bank for Quarry Ridge Development and accept a performance bond contingent upon the Mr. MacCombies amount of the bond being \$253,728. With questions from Robert Silvernail and Jane Heineman be answered, the Board voting “aye”, the motion passed unanimously.

John Newton presented the Board with revised sub-division plans and discussed a temporary entrance roadway off of business route 30 across from the AIM Development.

Mr. Garris made a motion, seconded by Mr. Doratt, to give Meeting House Properties temporary roadway contingent escrow to be placed in the amount Mr. MacCombie specifies. With there being questions from Mr. Dalmas being answered, the Board voting “aye”, the motion passed unanimously.

The Board discussed Ordinance 2003-04 an Ordinance amending section 124-17 of the code by establishing weight limits on the entire length of Meeting House Lane to have a maximum gross weight of 10,000. Pounds and the entire length of Morris Lane to have a maximum gross weight of 10,000. Pounds.

Mr. Garris made a motion, seconded by Mr. Doratt, to adopt Ordinance 2003-04 amending section 124-17 by establishing weight limits on the entire length of Meeting House Lane and Morris Lane to have a maximum gross weight of 10,000 pounds. With there being questions from Neil Heineman, John Lymberis, and Robert Silvernail being answered, the Board voting “aye”, the motion passed unanimously.

After discussion among the Board members, Mr. MacCombie, and Mr. Pompo, Mr. Garris made a motion, seconded by Mr. Doratt, to approve the preliminary plans for Octorara Glenn contingent all items on Mr. MacCombies letter dated August 5, 2003 be followed. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Jane Heineman wanted to go on record by saying that on March 27, 2003 they received a letter from Mr. Pompo asking them to produce grants of easements or other documents regarding parcel 37-4-35.6A. And Jane went on record stating that she and Neil produced such records.

With there being no further business, the meeting was adjourned.

Respectfully Submitted,

Lisa Myers
Secretary