

Board of Supervisors Meeting held Tuesday August 17, 2004

A regular meeting of the Board of Supervisors was held on Tuesday August 17, 2004 commencing at 9:00 a.m. Chairman Mr. Garris called the meeting to order. Present were Supervisors Mr. Doratt, and Mr. Hensel, Mr. Pompo Township Solicitor, Mr. Jamie MacCombie Township Engineer, Mr. Lowry Township Zoning Officer/Building Inspector and members of the community.

Mr. Garris announced that the Board met in executive session on Friday August 6, 2004 at 9:00 a.m. concerning personnel issues.

Township Police report. Sergeant Ranck reported that the Police Department would be interviewing 15 applicants this week. He also reported that Chief Groce is completing the paperwork regarding the Dodge Durango.

Township Engineer report. No report given.

Township Solicitor report. No report given.

Township Zoning report. Mr. Lowry reported that on August 30, 2004 at 7:00 p.m. Mr. Joseph Zydinsky is scheduled for a Zoning Hearing. Mr. Zydinsky is requesting to amend his original decision and order. The Board stated they have no problems with his request.

Greg Vietri requested a preliminary land development approval of Vietri Electric. Mr. Lowry stated that the Township Planning Commission made a unanimous vote to give him approval per Mr. MacCombies letter. Mr. MacCombie recommended that the detention basin be 3 to 1 and that is to be part of the conditions.

Mr. Garris made a motion, seconded by Mr. Doratt to approve Greg Vietri Electric preliminary plans based on they agree with all the conditions set forth by Mr. MacCombie. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

John Lymberis is requesting final land development approval for the self-storage facility. Mr. Lowry stated that the Planning Commission gave a unanimous vote to approve the final land development of Cosmos Properties self-storage with conditions set forth in Mr. MacCombies letter dated August 2, 2004.

Mr. Garris made a motion; seconded by Mr. Doratt to approve the self-storage facility of John Lymberis per conditions set forth in Mr. MacCombie letter dated August 2, 2004. With there being a comment from Mr. Lymberis correcting the approval is for Cosmos Properties. The Board voting “aye”, the motion passed unanimously.

Mr. Lowry stated that the Planning Commission made a unanimous vote to amend an Ordinance pertaining to outdoor dining to 10:00 p.m. and to advertise.

Mr. Garris made a motion, seconded by Mr. Doratt to authorize an Ordinance to be advertised for outdoor dining. With there being no questions from the public the Board voting “aye”, the motion passed unanimously.

Terry Muto representing AIM Development made a request to get temporary access from lot 18 through Ramp master or a temporary alternate route to get into Electronics Boutique. Mr. Garris read a letter dated August 16, 2004 from Rampmaster stating that an agreement has been made between AIM and Rampmaster. Mr. MacCombie stated that a grading permit will be necessary and a letter to PennDot requesting temporary access off Old Wilmington Road will also be necessary. Mr. Muto stated he has a draft of a traffic study that has been completed for Old Wilmington Road. Mr. MacCombie stated that a minimum use driveway is much different then a low volume driveway. Mr. Muto stated that Old Wilmington Road is just an option. The Board directed Mr. MacCombie to write the letter to PennDot.

Mr. Garris made a motion, seconded by Mr. Doratt to grant AIM Development temporary access for 90 days to start September 1, 2004. With there being questions from Robert Silvernail being answered by Mr. MacCombie, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt to grant AIM Development a 90-day temporary access though Ramp master. 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 appoint William Owens as the Full Time Road Crew Foreman with benefits at the current pay rate with a 90 day-probation period. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Lowry explained to the Board that the adoption of the new statewide building code would amend the current fee schedule. Mr. Garris made a motion, seconded by Mr. Doratt to adopt Resolution 2004-06 pertaining to the building code fee schedule. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Hensel discussed placing a stop sign at Friendship Way and Settlers Path. Mr. MacCombie stated you couldn't place a stop sign without a traffic study. The Board discussed they have a speed machine that records speed time and number of vehicles. The Board agreed to have Chief Groce contact Mr. MacCombie with that information.

After discussion Mr. Garris made a motion, seconded by Mr. Doratt, to approve the Subdivision Land Development Agreement and the Subdivision Land Development Escrow Agreement subject to all agreements being fully executed by the developer and National Penn Bank. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Lowry stated that Tractor Supply will have an on site well and septic system however he recommends the Board to consider it be mandatory for public water and sewer in the commercial district. The Board directed Mr. MacCombie and Mr. Pompo to look into the Act 537 and report back at the next Board meeting.

Public Comment:

John Lymberis asked a question regarding capacity for those commercial lots.

Cathy Kryzanauskas stated that the manhole cover was replaced the next day, and asked why the construction signs were still on Old Wilmington Road were still set up, she stated it appears they are done work there and no work has been done in weeks.

Robert Silvernail stated that he attended a meeting for Arezen and suggested the Board attend the next meeting. Did Township advertise to the residents of the upcoming meeting tonight? The Board stated it was advertised in the newspaper and posted here at the building as required.

Chris Delpenna of Whitetail Lane stated that he cannot stay for the Conditional Use Hearing of Gateway Grace Community Church but asks if the lighting could be not bright and shining on his property. Mr. Delpenna also requested Children Playing signs be posted at Whitetail Lane to slow down the speeders. The Board stated they would have the speed machine placed there to slow down the traffic.

John Lymberis asked if the developers can pay to take care of the speed limit signs throughout their development during the land development process?

Susan Bankard stated that the Township should have alerted the residents of the public hearing that is to take place tonight.

Robert Silvernail stated they didn't cause it's a done deal.

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

Respectfully submitted,

Lisa Myers
Secretary/Treasurer