

Board of Supervisors Meeting held November 16, 2004

A regular meeting of the Board of Supervisors was held on Tuesday November 16, 2004 commencing at 9:00 a.m. Chairman Mr. Garris called the meeting to order. Present was Supervisor Mr. Doratt, absent was Supervisor Mr. Hensel, also present were Mr. Pompo Township Solicitor, Mr. Lowry Township Building Inspector/Zoning Officer, Mr. MacCombie Township Engineer and members of the community.

A moment of silence and pledge of allegiance were observed.

Township Police report. Mr. Garris read a memo from Chief Groce requesting that Sergeant Ranck attend an introduction to computer basis class to be held on Thursday December 2, 2004 in Exton. The cost of the class is \$90.00.

Mr. Garris made a motion, seconded by Mr. Doratt to approve the cost of \$90.00 for Sergeant Ranck to attend an introduction to computer basics class in Exton on December 2, 2004. With there being no questions from the public, the Board voting "aye", the motion passed.

Township Engineer report. Mr. MacCombie reported that the sanitary sewer project has started in Pomeroy. Mr. MacCombie stated that Dan Malloy has been hired to do the Compass Road repairs but the job has not been completed, Mr. MacCombie will contact them to assure the job will get completed before cold weather. Mr. MacCombie stated growing greener grants are available for the Township if they choose to apply for them. Mr. MacCombie stated the base coat has been completed at Pomeroy Heights, Mr. Doratt asked if residents can still sign up for public water as applications are still coming in? Mr. MacCombie stated that the final paving will not be completed until the spring, he added the contractor is upset about he delay in finishing that portion of the project this year. Mr. Muto suggested Pennsylvania American install pipe chases under the road? Mr. MacCombie stated they would not do this because they want a commitment. Mr. MacCombie stated that once the paving is final if a resident wants to tie into the public water the road will have to be cut. The Board directed Mr. Pompo look into creating an Ordinance that states the Township will not allow any road opening permits within 3 years of a newly paved road. Mr. MacCombie reported a problem at the pump station being blocked air suction; the item blocking the airway was a super ball.

Township Solicitors report. Mr. Pompo stated the first group of residents that failed to tie into the sanitary sewer would go to trial later this month, and the second group will follow. Mr. Pompo stated if these residents produce a signed agreement and all fees to the judge their cases might end there? Mr. Pompo stated that he is working on an amendment to the sanitary sewer Ordinance to establish sewer rental fees to those not connected, meaning that if you have not connected within your phase time period you will still receive a sanitary sewer bill with usage per day. Mr. Pompo stated Cumberland Insurance conditional use hearing decision would be ready for the December 7, 2004 meeting.

Mr. Garris asked why couldn't the traffic poles be put up at AIM Boulevard and Independence Way? Mr. MacCombie stated Pen Dot would not allow it because there is no warrant for a traffic signal there because of not enough traffic using the intersection. Mr. MacCombie will contact Pen Dot and have an answer in the next Board meeting.

Township Zoning report. Mr. Lowry stated he has received a proposal to place a radio antenna on the AIM water tower along with a letter from Pennsylvania American stating they have no problem with it. Mr. Lowry stated one of his concerns is will the structure hold the unit? Mr. Lowry stated he was issued 2 peddlers and soliciting permits, one for Christmas trees and one food vendor. Mr. Lowry stated wording should be placed in the Ordinance to limit food vendors setting up at the local businesses. The Board tabled this issue until next month. Mr. Lowry stated he has a resident that wants to build a home behind an already existing home. The permittee is requesting to live in the existing home until the new construction is completed. Mr. Pompo stated an escrow will have to be established to ensure the already existing home gets demolished after the project has been completed and enough money should be put in to escrow to cover the Township should they have to take the house down. Mr. Pompo stated an escrow agreement needs set up.

Mr. Joe Rosella presented the Board with a request for final plan approval with conditions of lot 5 Morris Farm being P & R Products. The Board asked Mr. MacCombie if he had any issues with this request? Mr. MacCombie stated if they comply with all the conditions set fourth in his November 5, 2004 letter he has no issues.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve final plan approval of lot 5 Morris Farm being P & R products contingent all outstanding items in Mr. MacCombies letter dated November 5, 2004 and conditional that the plans of Morris Farm be signed and recorded. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Joe Rosella presented the Board with a request for final plan approval of AIM Phase II/Keystone Helicopter with conditions. The Board requested the comments of Mr. MacCombie and he stated he has no issues as long as they comply with his letter dated October 13, 2004.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve the final plan AIM Phase II –Keystone Helicopter final plan contingent all outstanding items listed on Mr. MacCombies letter dated October 13, 2004 be met particularly the posting of financial security for the discharge pipe for the storm water detention basin be extended to tie into the existing culvert draining below Washington Lane and conditioned upon the signing and recording of the plans of Morris Farm. With there being no questions from the public the Board voting "aye", the motion passed unanimously.

Mr. Newton presented the Board with a request of the Traffic Signal Modification Financial Security Agreement be approved. Mr. Pompo stated an agreement has been settled regarding AIM's traffic signal agreement. AIM has requested their original letter of credit be given back for the traffic signal and to create a new letter of credit to secure

\$60,000, which will extend the agreement for 7 more years to expire in 2011. Mr. Pompo stated he has no problem with authorizing this request but advised the Board not to sign the agreement until we receive the letter of credit back.

Mr. Garris made a motion, seconded by Mr. Doratt, to accept the amended traffic agreement with AIM contingent upon receiving the new letter of credit. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. Garris made a motion, seconded by Mr. Doratt, to accept the traffic signal modification financial security agreement of Meeting House Properties, contingent upon receiving AIM's letter of credit. With there being no questions from the public, the Board voting "aye", the motion passed.

Mr. MacCombie reported to the Board a problem with the construction of Independence Way, John Rock is in full operation and trucks are traveling on a road that is not finished. Mr. Newton stated that he was unaware of any problems like that. Mr. MacCombie stated the problem is the contractors are still trying to build the road and West Caln was not supposed to issue an occupancy permit until the road passed inspection. Mr. Pompo asked Mr. Newton if he could close the road for any amount of hours or days in order to get the paving done to finish the road. Mr. Newton stated he would look into this issue and report back to the Board.

Mr. Pompo stated he is in receipt of a new model airport overlay district Ordinance for review from the airport authority. Mr. MacCombie stated to Mr. Pompo that he would also be receiving an overall concept plan as well for review.

Mr. Newton stated he would like to give a donation of appreciation to the Board for the Township to use however they choose. The Board thanked Mr. Newton.

Mr. Lowry made one final comment to Mr. Newton that prior to the recording of his subdivision plans; Mr. MacCombie must make a final review of the plans before Mr. Newton can have them recorded.

With there being no further business the meeting was adjourned.

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer