

Board of Supervisors Regular Meeting Tuesday December 21, 2004

A regular meeting of the Board of Supervisors was held on Tuesday December 21, 2004 commencing at 9:00 a.m. Chairman Mr. Garris called the meeting to order. Present was Supervisor Mr. Doratt, 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. Sergeant Ranck stated he had nothing to report at this time.

The Board discussed the master radio desk unit that Chief Groce had installed in the police office. Mr. Hensel stated that the money should be spent buying portable radios that the officers can have with them anywhere, whereas the unit in the office cannot be removed from its spot, it is for desk use only. Mr. Doratt stated the money would be better spent on a hand held radio.

Mr. Garris made a motion, seconded by Mr. Doratt, not to approve the request of Chief Groce to place a master radio desk unit in the police office. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

The Board briefly discussed the request of Chief Groce to place a generator unit at the Municipal Building. No action was taken the discussion was tabled.

Township Engineer report. Mr. MacCombie stated that his office has been in contact with Malloy Paving Contractors with regards to Compass Road. Mr. MacCombie said they are behind schedule and with weather being to cold, they cannot do the repairs. The project will take 1 to 2 days of weather in the 50's to get the job done. Mr. MacCombie stated he is in receipt of the easements needed for the Spring View Manor Development, and has given Mr. Pompo a copy.

Township Solicitor report. Mr. Pompo discussed, as originally intended the term of the lease executed by the Township on May 19, 2004 with Verizon was not to exceed 25 years. Mr. Pompo stated the Recorder of Deeds would not accept this agreement, therefore an amendment to lease clarifies that the lease term does not exceed 25 years a 5-year term with (4) 5 year extensions if not terminated by either party.

Mr. Garris made a motion, seconded by Mr. Doratt to accept the First Amendment to the Land Lease Agreement with Verizon. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Pompo discussed the text of the proposed Ordinance pursuant to Section 2322 of the Second Class Township Code, providing for the regulation of street openings and installations and providing for the regulation of driveways within Sadsbury.

Mr. Garris made a motion, seconded by Mr. Doratt, to advertise an Ordinance pursuant to Section 2322 of the Second Class Township Code regulating street openings and installations. With there being questions from Terry Muto asking if unforeseen issues with opening a street after paving what would be required? Mr. MacCombie stated a permit would be required. Mr. Lymberis made a comment that nonfiction should be sent to residents giving them a schedule before any street paving would be done. With there being no further questions, the Board voting "aye", the motion passed unanimously.

Township Zoning report. Mr. Lowry explained to the Board to authorize advertisement to mandate public sewer in the C-1, C-2 and L-I Zoning District. This Ordinance would require certain uses have public sewer.

Mr. Garris made a motion, seconded by Mr. Doratt, to authorize advertisement to mandate public sewer in the C-1, C-2 and L-I. With there being questions from John Lymberis asking if the use will be considered? Being answered by Mr. Lowry, the Board voting "aye", the motion passed unanimously.

Mr. Lowry is in contact with Pennsylvania American Water Company to get service to Spring View Manor.

Mr. Garris stated that no salt or cinders were budgeted for Quarry Ridge Development in 2004/2005. Mr. Moskovitz representing Quarry Ridge Development stated that a conversation with the Board regarding the dedication of roads at Quarry Ridge Development and the concerns of snow removal and de icing. Mr. Moskovitz stated upon acceptance of the deed of dedication for the Quarry Ridge development they would agree to pay for the cost of materials consisting of salt, cinders, and other de-icing materials used by Sadsbury Township in connection with snow removal and de-icing of the dedicated roads within Quarry Ridge Development. Such payment shall be for the winter of 2004/2005 commencing at the end of the winter season, 2005.

Mr. Garris made a motion, seconded by Mr. Doratt, to accept the agreement between Sadsbury Township and Cosmos to pay for the cost of materials consisting of salt, cinders and de-icing for the winter season of 2004/2005. 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 Resolution 2004-07 stating that the Board of Supervisors of Sadsbury Township accepts the Deed of those certain tracts or parcels of ground more particularly described as the beds of Autumn Trail, Bedrock Road, Colonial Court, Flagstone Circle, Forest Drive, Pebble Lane, Slate Ridge Road and Timber Drive the said Deed being the Deed granted by Cosmos Development Company, deeding and dedicating said tracts of grounds to the Township, said Deed being attached hereto and made a part hereof. 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 accept the maintenance agreement to maintain the roads within Quarry Ridge Development for a period of 18 months between Cosmos and Sadsbury Township. 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 accept the sanitary sewer and utility easement agreements of Cosmos Quarry Ridge Development. With there being no questions from the public the Board voting "aye", the motion passed unanimously.

Mr. Moskovitz asked if the original bond could be released? Mr. MacCombie stated as long as all outstanding fees owed to the Township are paid.

A Conditional Use Hearing has been scheduled for Wednesday January 19, 2005 at 7:00 p.m. for Lafayette Square.

Mr. McClure requested a letter from the Board agreeing to re-open the franchise area for public water. The Board agreed to give Mr. McClure tentative approval.

Mr. Gacomis representing Cumberland Insurance is requesting preliminary land development approval contingent Mr. MacCombie's November 10, 2004 review letter.

After discussion Mr. Garris made a motion, seconded by Mr. Doratt, to grant preliminary land development approval to Cumberland Insurance contingent upon the November 10, 2004 review letter of Mr. MacCombie, and the resolution of the outstanding issue of the parking for the Conditional Use. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Garris motioned to adjourn the regular meeting to open a public hearing for an Ordinance.

Mr. Garris motioned to re-convene the regular Board meeting.

Mr. Garris made a motion, seconded by Mr. Hensel, to adopt Ordinance 2004-08 amending Chapter 101 of the Sadsbury Township sewer use Ordinance by requiring the payment of sewer rental fees and charges whether connected to the sewer system or not by setting the minimum estimated water use for non metered properties by revising certain definitions and by reenacting sewer lateral standards pursuant to act 230 of 2004. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Hensel, to sign an affidavit for the County Tax Claim Bureau's request to remove the delinquent real estate taxes on mobile homes that have been destroyed, abandoned or sold. 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 advertise an Ordinance amending Chapter 118 Article II of the Occupational Privilege Tax. With there being discussion among the Board, with Mr. Garris voting "aye", Mr. Doratt voting "aye", Mr. Hensel voting "nay", the motion passed.

Mr. Garris made a motion; seconded by Mr. Hensel, to include in the fee schedule Resolution a charge for credit card use to be the percent the bank is charging the Township. With there being no questions, the Board voting "aye", the motion passed unanimously.

The Board went into executive session to discuss the Conditional Use Application of Arcadia Associates.

After discussion, Mr. Garris made a motion; seconded by Mr. Doratt, to approve the preliminary land development of Tractor Supply (Keith Corporation) contingent no final plan submittal will be accepted until the easement issue is resolved. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

The Board agreed to take no action on making a decision for the Conditional Use Application of Arcadia Associates at this time. A December 31, 2004 Special Meeting is scheduled and they will be placed on that agenda.

Public Comment:

John Lymberis thanked the Board for working with him during the Quarry Ridge Development Phases.

With there being no further business the meeting was adjourned.

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer

