

Board of Supervisors Meeting Tuesday February 15, 2005

A regular meeting of the Board of Supervisors was held on Tuesday February 15, 2005, 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. Chief Groce reported for the month of January 7,098 miles were patrolled and 502 incidents handled the complaints were for 2 criminal mischief, 8 thefts, 3 harassment, 11 suspicious persons, 149 stationary patrols, 4 911 hang ups, 97 business checks, 13 alarms, 30 assists to other depts. 7 animal, 11 domestics, 23 accidents, 6 disturbance. 96 citations were issued for the month for 94 traffic and 2 non traffic, 20 criminal arrests were made for 4 stolen vehicles, 3 DUI, 1 public drunk, 1 hit and run, 2 possession of narcotics, 3 thefts, 3 receiving stolen goods, 1 terrorist threat. Chief Groce reported that Patrolman Herzog completed a DUI sobriety checkpoint class and Sergeant Ranck completed a basic computer class and 5 officers completed training in the Pa Justice Network computer system. Chief Groce reported that the new replacement radar trailer was received and has been tested.

Township Engineer report. Mr. MacCombie reported that he has reviewed the Rules and Regulations provided by Pennsylvania American Water Company. Mr. MacCombie stated that our rules and regulations are different than theirs because we own our sanitary sewer lines and the Township cannot adopt the Ordinance. Mr. Pompo stated that he has also reviewed these rules and regulations and agrees with Mr. MacCombie with regards to no being able to adopt this Ordinance because we own our sanitary sewer lines. Mr. Pompo asked who was going to reimburse the Township for Mr. MacCombie and Mr. Pompo to review and change this document. The Board directed Mr. Pompo send Pennsylvania American a letter for them to authorize establishing an escrow for reimbursement to the Township for review fees. The Board requested Mr. MacCombie check the storm water run off of the underground swales in Pomeroy to see if they are still working properly.

Mr. Garris made a motion, seconded by Mr. Doratt, to grant Chief Groce his request to install a desktop radio in the police office to cost approximately \$2,345.85. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Township Solicitor report. Mr. Pompo stated that he has reviewed the Commonwealth of Pennsylvania Department of General Services Cooperative Purchasing Program regarding a salt contract with Sadsbury Township. Mr. Pompo stated the agreement would allow Sadsbury to purchase salt through the state bidding project which would mean that Sadsbury would have to take 60% of the tonnage you request no matter what

the weather brings. Mr. Pompo states that the agreement also states the Township will agree to pay the vender directly. Mr. Pompo also reported that Board should meet in executive session to discuss the Conditional Use Hearing of JYF Partners.

Mr. Garris made a motion, seconded by Mr. Doratt, to join the Department of General Services Cooperative Purchasing Program to purchase salt for the fall of 2005/2006. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Township Zoning report. Mr. Lowry reported that he met with the resident that is requesting to have wildlife on their property. He stated that the resident would be present at the next Board meeting. Mr. Lowry stated he is in receipt from the Piston Poppers to place a temporary trailer on the Township park property. Mr. Lowry stated no time frame has been discussed or the added insurance or the Boards approving the temporary trailer be approved. Mr. Pompo added that any changes for the Piston Poppers would mean amending their agreement with the Township.

The Board discussed a letter received from D. Howe and Sons wanting clarification on the approved EDU's that are to be purchased by Mr. Howe. The Board stated that they gave Mr. Howe approval to buy EDU's from the Township and they will be assigned to lot (7) however lot (7) is divided up these EDU's may only be used there.

Mr. Rosella representing Bellaire Business Center presented the Board with a request to pertain permanent access into the Bellaire Business Center through the now temporary entrance located at Old Wilmington Road and Stewart Houston West. The Board expressed concern over the truck traffic on Old Wilmington Road and getting stuck in the tunnel at the bottom of the hill. Mr. MacCombie stated that Pen Dot is aware of the problem at the tunnel with large trucks, and they are going to post height limit signs along Old Wilmington Road for the tunnel bridge. Mr. MacCombie suggested limiting the emergency access road to an entrance way only with no exit; this would leave an out for tractor-trailers instead of getting stuck under the tunnel bridge. Mr. Rosella stated the intent is to provide full access. The Chairman asked for the Boards comments, Mr. Doratt stated he has concerns with keeping truck traffic off of Old Wilmington Road and he would be an agreement of a one way into the industrial park with no way out onto Old Wilmington Road. Mr. Garris stated he is not in agreement with making the access a permanent access, he stated it is supposed to remain a temporary access only that's what the agreement was because they needed access into Electronic Boutique due to a time schedule and their road was not finished, so the Township granted a 90 temporary opening. Mr. Rosella stated that before they can move forward with providing access they need an endorsement from the Supervisors. Stephanie Silvernail commented that the Planning Commission requested that the opening remain an emergency access only. The request was tabled.

Jason Duckworth representing Arcadia Land and Michael Digeronimo representing LRK Architects were present to discuss the manual of written and graphic design guidelines for the Sadsbury Park TND proposed Ordinance. Mr. Duckworth gave a brief description

of the written and graphic design guidelines manual, which would set forth design guidelines for residential buildings, non-residential buildings and guidelines for landscaping. Mr. Lowry and Mr. MacCombie have not reviewed the proposed Ordinance. Mr. Pompo asked what happens after the development is complete who will enforce the guidelines? Mr. Duckworth stated a homeowners association would be including the design guidelines. Mr. Digeronimo representing LRK Architects stated the firm is in their 21st year in business and have a staff of over 125 in offices located in Princeton, Memphis, Nashville, and Rosemary Beach Florida. Mr. Digeronimo gave a slide show demonstration on town village architect do's and don'ts. A copy of LRK's portfolio is filed for view in the Township office. The Board tabled any decision regarding approving the Ordinance or town architect.

After discussion, Mr. Garris made a motion, seconded by Mr. Hensel to adopt Resolution 2005-03 pertaining to Act 192 a requirement to adopt a schedule of taxpayer charges in order to allow Berkheimer Associates to continue collection of the delinquent collection process. With there being no questions from the public the Board voting "aye", the motion passed unanimously.

The Board discussed a letter received from Owen and Juanita James; they are requesting a waiver from Sadsbury Township to make their property exempt from inclusion in the Quarry Ridge Development. Mr. Pompo stated that this home is included in the Quarry Ridge Subdivision of 156 homes and was built under that subdivision, Mr. Pompo stated that he would have to review the declaration and if the Board decides to give these residents a waiver than an amendment to the declaration would have to be met. Mr. Pompo also stated that there is currently a homeowners association that is associated with fees, and who would pay the Townships professional fees to review and change this amendment. The Board directed Mr. Pompo write the Mr. And Mrs. James a letter advising them of the payment of any expense that may occur. The Board tabled any decision until the Township gets approval from the Homeowners Association to allow them to be separate.

Public Comment:

John Lymberis asked if the Township is going to consider other Architects for the Arcadia job? Mr. Lymberis also made a comment that when Mr. And Mrs. James bought their home in Quarry Ridge they were made aware that they would be part of the homeowners association.

Terry Muto presented plans to the Board for Bellaire Phase 1A and 1B to show the emergency access road along with the notes on the plan stating a future traffic analyst would be done. Mr. Muto said are we going to solve a problem or create a problem?

Mr. Ruby requested a police report from the incident of sanitary dumping in the manhole, the Secretary gave Mr. Ruby a copy.

John Cepollone Sr. a representative of Wireless Capital Consultants Financial Company, he stated we build manage and finance wireless towers. Mr. Cepollone requested a copy of the current lease the Township has with its wireless company, and he will prepare an offer to buy out the lease in full. Mr. Pompo made a comment on the legality of this issue and the Board tabled this request.

Mr. Pompo stated that the Board met in executive session today to discuss the JYF Partner Conditional Use.

With there being no further business the meeting was adjourned.

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer