

**BOARD OF SUPERVISORS**  
**MEETING MINUTES**  
**August 5, 2015**  
**7:00 P.M.**

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**MEMBERS PRESENT:**

Richard Scott-Harper, Chairman  
David Connors, Vice Chairman  
Robert Hittinger  
Michael Pickel  
Robert Weer

**STAFF/OTHER PRESENT:**

Steven Brown, Township Manager  
Jacqui Guenther, Finance/HR Director  
Shane Kinsey, Director of Public Works  
Dawn Maciejczyk, Administrative Assistant  
Ron Ragan, Township Engineer  
42 audience members

**PLEDGE OF ALLEGIANCE**

Mr. Scott-Harper led the audience in the pledge of allegiance.

**I. CALL TO ORDER**

Mr. Scott-Harper called the meeting to order at 7:00 p.m.

**II. PUBLIC COMMENT**

Mr. Scott-Harper called for any public comment. There was no public comment.

**III. CORRECTION/APPROVAL OF MINUTES**

The meeting minutes of July 1, 2015 were amended as follows:

Under E. London Grove Road Paving Award add in "Mr. Pickel made a motion to award the bid to Longs Asphalt, Quarryville, PA, seconded by Mr. Connors and approved with a vote of 5-0.

A motion was made by Mr. Pickel to approve the meeting minutes of July 1, 2015 as amended above, seconded by Mr. Connors and approved by a vote of 5-0.

**IV. STAFF REPORTS**

**Code Department**

Mr. Brown presented the Codes Department report as prepared by Mr. Kirk and Mrs. Zunino. There were no comments or questions.

**State Police**

The State Police report was presented to the Board by Trooper Kelly Cruz. Trooper Cruz stated that the overall year-to-date number of calls from last year was 1,420 compared to this year is 1,410. He also reviewed specific call numbers for:

	2014	2015
Burglary	36	5
Crashes	120	97
Megan's Law	159	147
Thefts	29	46

Trooper Cruz asked that if you see something that does not belong or that is out of the ordinary please bring it to the State Police's attention. He also suggested taking simple precautions to protect your property and family, like locking doors and windows and not leaving anything of value in your vehicles.

### **Public Works**

Mr. Kinsey presented the Public Works Department report. Mr. Scott-Harper asked about the theft at the Public Works garage. Mr. Kinsey said that odd parts were taken off of the roller and 40 gallons of diesel fuel. Mr. Scott-Harper asked have we considered contracting someone to mow the park? Mr. Kinsey said we have considered and priced it out and it was more expensive. Mr. Weer asked about completing a road view with the Board for the fall and spring. Mr. Kinsey said he would work on setting up a date.

### **Finance Report**

The Financial Report was reviewed with the Board by Ms. Guenther. There were no questions. Mr. Weer made a motion to approve the Finance Report as presented. Mr. Connors seconded the motion and it was approved by a vote of 5-0.

### **Odor Report**

Mr. Scott-Harper reported that there were 6 email complaints to the DEP. There were no comments or questions.

### **Inniscrone Golf Course**

Mr. Tom Bolko, General Manager, reported the golf course revenues for July. He said they had a great July. Last year, the revenue was \$97,000 showing a loss of \$26,000. This year, the revenue was \$116,000 showing a profit of \$13,000. In August Inniscrone Golf Club is already 5% ahead of revenues from last year. It has become dry so he is irrigating with the Municipal Authority water. He said lunch is being served to a small but growing number of customers at the club house.

## **V. HEARINGS**

### **Klotzbach Agricultural Security Area addition**

Mr. Scott-Harper opened the hearing. Mr. Brown briefly explained what an ASA is and described the two properties and uses. He also entered exhibits A-1 through A-6. Mr. Connors made a motion to close the hearing, seconded by Mr. Pickel and approved with a vote of 5-0.

### **Agricultural Security Area Resolution**

Mr. Brown reviewed the Klotzbach resolution with the Board. Mr. Pickel made a motion to approve the resolution, seconded by Mr. Weer and approved with a vote of 5-0.

## **VI. FIRST BUSINESS**

### **Zoning Hearing Board alternate appointment**

Mr. Brown stated that Mr. Robert Gillespie would like to be an alternate for the Zoning Hearing Board. Mr. Hittinger made a motion to approve Mr. Gillespie as an alternate on the Zoning Hearing Board, seconded by Mr. Pickel and approved by a vote of 5-0.

### **Parks and Recreation appointment**

Mr. Brown stated that Ms. Antoinette Neilson would like to be a member of the Parks and Recreation Board. Mr. Pickel made a motion to approve Ms. Neilson as a member of the Parks and Recreational Board, seconded by Mr. Connors and approved by a vote of 5-0.

### **Inniscrone Golf Course Advisory Committee 5- year plan update**

Mr. Ed Wasno presented the Board with the Inniscrone Golf Course Advisory Committee 5 year plan update. There are two big "ticket" items proposed in the document. First, \$65,000 to repair water damage to the clubhouse and second, \$27,000 for an articulated trim mower to cut the grass around greens and bunkers more efficiently. Currently, it takes three people ten days to accomplish this and with the new mower it would take one person three days.

## **VII. OLD BUSINESS**

### **Lamborn Hunt- decision of final security**

Mr. Greg Adelman represented Keystone Custom Homes and reviewed the punchlist for Lamborn Hunt. Mr. Bill Briegle, KCH representative, was also present. Mr. Adelman reviewed the progress as of today. Keystone Custom Homes has agreed to post security for the basins. Keystone Custom Homes sent a response letter to the REA punchlist today. They intend to work diligently to dedication.

Mr. Ragan said he had walked the site a few times, including today. He feels that approximately 95% of the work is complete absent the basin work. Mr. Ragan said that the amount of work left to do would be in the range of \$25, 000. The valves that are being put in the basins are a "crutch" to get the basins working until they come up with a solution. There is approximately \$578,000 in escrow.

Mr. Adelman asked the Board of Supervisors not to pull the bond as the work is so close to being done and Keystone Custom Homes is working on-site. Mr. Ragan agreed and said that there is approximately two weeks worth of work left as long as they stick to the schedule.

Mr. Connors asked a series of questions about pipes, valves and the equipment being in the basins. He also said that he has his doubts that Keystone Custom Homes will get the work done; and he is upset with lack of progress.

Mr. Stacy Starr, 619 Lamborn Ridge Drive, said Keystone Custom Homes is dysfunctional. There is high grass in the basins and the open space property is not being maintained. Mr. Eric Rittenhouse, 511 Conrey Trail, said that work has not been done the

last two months except during the last two weeks; he said if the Township does pull the security bond it needs to be for drainage issues on Conrey Trail as well as the basins. Mr. Rittenhouse also asked that the contractors treat his property with respect. Mr. Nico Zaballero, 321 Lamborn Ridge Drive, said he also has drainage issues at and near his house. He provided photos of the drainage issues that are still persisting.

Mr. Adelman said that they would give the Township an 18 month maintenance bond after dedication. There is less ability for a maintenance bond company to fight the Township. The language in the bond would mirror a letter of credit and come from the solicitor. Mr. Hittinger suggested that we talk to the homeowners association, and Mr. Scott-Harper agrees. Mr. Connors suggested that we wait another thirty days. Mr. Pickel and Mr. Weer want to wait. Mr. Pickel wants to know what will happen in the next 7-21 days. Mr. Adelman said they would update us weekly. Mr. Connors said he would like to send a letter to our State legislators about the difficulties Townships have in getting work done due to the financial security laws. Mr. Connors said Keystone should cut the tall grass. Mr. Adelman said he will ask Keystone.

#### **Chong Zoning Hearing Board decision**

Mr. Brown reviewed the Chong Zoning Hearing Board decision. The Board did not take action.

#### **Johnson (Finn Way) Zoning Hearing Board decision**

Mr. Brown reviewed the Johnson Zoning Hearing Board decision. The Board did not take action.

#### **Public Works Department buildings land development plans**

Mr. Kinsey reviewed the Public Works Department land development plan with the Board. Mr. Connors made a motion to approve the land development plan, seconded by Mr. Weer and approved with a vote of 5-0.

#### **Traditions truck/speeding report**

Mr. Brown reviewed the Traditions truck/speeding report with the Board of Supervisors. The Traffic Planning and Design (TPD) report did show that there is in fact a problem with truck traffic going through Traditions, but TPD does not feel that there is a speeding problem. TPD did say that their equipment did break but they gathered enough information to decide that speeding is not an issue. Mr. Dick Plyler would like to receive more data because it is an issue according to the homeowners association. TPD collected their data on a weekend day during the summer months as opposed to a weekend or a weekday during the school year. Mr. Hittinger made a motion to prepare an ordinance and advertise a hearing on the truck restriction through Traditions, seconded by Mr. Connors and approved by a vote of 5-0.

Mr. Scott-Harper and Mr. Connors think we should have TPD do another speed study, at no cost to the Township since their equipment was faulty.

#### **Water monitors and clean streams violations update**

Mr. Brown updated the Board on the water monitors and clean stream violations.

Mr. Scott-Harper suggested that Mr. Brown contact Mr. Steve Hann and get his opinion on the notice of violation (NOV) and lack of at Nutrasoils. Mr. Brown is also to ask Mr. Hann where to take the information we are collecting. Mr. Connors suggested if the data shows what he is assuming it will, he would recommend purchasing the air monitors as well. Mr. Scott-Harper would like to see if we get any action from the state taken on the data from the water monitors before we move ahead with the purchase of the air monitors. Mr. Connors asked that we add the link to the data on our website.

#### **Communications towers update**

Mr. Brown reviewed the Board's interest in reducing the height of communication towers. Ms. Nancy Truitt explained that the Pennsylvania State Police will investigate the adequacy of their state-wide tower system in less than 5 years. She suggested adjusting the ordinance at that time. Mr. Scott Harper, Mr. Pickel, Mr. Hittinger and Mr. Weer are all ok with leaving it as is and reviewing it when the time comes. Mr. Connors stated that it would be easy to abolish it and then re-adopt if needed. The Board agreed that at this time they are going to leave it be.

### **VIII. NEW BUSINESS**

#### **Indoor recreation definition amendment- authorize for hearing**

The indoor recreational definition amendment was presented by Mr. Neil Land on behalf of Mr. Remo Toto. It clarifies the first definition proposed; as well as clarifies the existing ordinance's definition of indoor recreational use. A motion was made by Mr. Connors to advertise the revised definition and hold a hearing on September 16, 2015 at 6:00 p.m., seconded by Mr. Pickel and approved by a vote of 5-0.

#### **SECCRA-Articles of Incorporation**

Mr. Dave Connery and Mr. Scott Mengle from SECCRA requested a resolution from the Board of Supervisors to allow continued operations of SECCRA for another fifty years. As of right now they are only permitted until 2034. They have the property to dispose of waste until 2050. Mr. Connors made a motion to approve this resolution conditioned upon our solicitors review, seconded by Mr. Pickel and approved with a vote of 5-0.

#### **Avon Grove High School golf team bag storage policy**

Mr. Brown reviewed that Avon Grove High School golf team would like to store their golf bags at Inniscrone Golf Club. Mr. Brown presented a "golf team bag storage policy." Mr. Weer made a motion to approve the golf team bag storage policy, seconded by Mr. Pickel and approved with a vote of 5-0.

#### **Hilton and Ellicott Road Bridge easements**

Mr. Kinsey reviewed the need for Hilton Road bridge and Ellicott Road bridge easements. He needs the Board of Supervisors to agree to approve them and let him work it out with the property owners. There is not enough time to wait for the September meeting. Mr. Connors made a motion to allow Mr. Kinsey to work out the easements with the property owners, seconded by Mr. Weer and approved by a vote of 5-0.

**Joint Parks and Recreational Board, Environmental Advisory Committee and Homeowners Association meeting**

Mr. Brown reviewed that the Parks and Recreation Board and the Environmental Advisory Committee would like to have a joint meeting with the homeowners associations and to provide dinner. The purpose is to discuss the need to maintain their trails and stormwater basins. The Board approved this with a vote of 5-0.

**VIII. PLANS**

There were no plans this month.

**IX. EXTENSIONS**

The Board reviewed the following extensions:

Needham Farms- September 1, 2015,  
London Grove Village- September 20, 2015 and  
Powers/Dutton- December 11, 2015.

A motion was made by Mr. Pickel to approve the above extensions, seconded by Mr. Connors and approved with a vote of 5-0.

**X. ADJOURMENT**

A motion was made to adjourn the meeting by Mr. Connors, seconded by Mr. Pickel and approved with a vote of 5-0. The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Dawn Maciejczyk  
Administrative Assistant