

Meeting Minutes of June 3, 2010
Board of Supervisors

Chairman McCaffrey called the Board of Supervisors meeting of June 3, 2010 to order at 7:30 p.m. and then led those present in the Pledge of Allegiance. Chairman Thomas J. McCaffrey, Vice-Chairman Carl S. Lindborg, and Supervisor Josef G. Obernier Sr. were in attendance. Township Manager Rambo Ronald A. Rambo, Jr. arrived at 7:50 p.m.

Public Comments (individuals requesting to be on agenda)

Kristin Camp, Esquire, Bill Kahan and Mark Habar are in attendance to discuss their proposed plans for the development of 1403 Horseshoe Pike. Kristin Camp provided a background of the project and requested the Board's input to see if they would favor changing the property's zoning from R2 to Rural Mixed Use and to develop the property as a unified development with various commercial uses. Chairman McCaffrey wanted to clarify that a zoning change is not a capricious decision by the BoS as something they would like, a study was done, and the BoS does not make that decision lightly. Ms. Camp noted she didn't want the decision to be made lightly and explained there are other properties zoned rural mixed use in close proximity to this site.

Mr. Sanders outlined the plans details for the benefit of those present. Chairman McCaffrey would like to see a positive reason, some benefit to the community to change the zoning. Ms. Camp noted the various benefits to the community. Bill Kahan expressed they came up with a village concept keeping with the overall feel of WBT and then further delineated their plan. Ms. Camp explained that the residents need some retail and conveniences in terms of doctors, dentists, etc to stay within their own township.

Vice Chairman Lindborg asked for the rationale for the two different proposals. Ms. Camp explained there are no secure tenants at this point, they are concepts. If there is a particular use that there is a need in this township and it fits within the planning use development, they are willing to explore alternatives. Ms. Camp noted a Wawa may be interested.

Vice Chairman Lindborg expressed that he likes this architecturally and conceptionally, it does tie in with what is already in the Township and a Wawa would be a convenience in the area. Supervisor Obernier had no questions at this time noting he was at a previous meeting where this was discussed. Chairman McCaffrey stated he loved the architecture but questioned why this has to be the site because it is not zoned for it and it appears to max the site out. Chairman McCaffrey expressed that he spent many years trying to preserve the viewshed and open parcels along Route 322 and would like to see the benefits before considering this.

Jeff Grossman asked what the Route 322 corridor study recommended for this intersection. Manager Rambo answered a turning lane going east and west and also try to get specific turn lanes and through lanes on both Springton and Culberson Run Roads.

Ted Waltz expressed concern about traffic e.g. school busses, tractor trailers, lighting, etc. Mr. Kahan then addressed some of the issues noting there would be only two curb cuts, one on Springton and one on Horseshoe Pike. The tractor trailers delivering for the pharmacy would deliver at a specific time that is allotted so they will not be in conflict with school buses in the morning. A certain amount of houses have already been approved for construction by the Township, it seems that having conveniences for the area, especially since the majority are two income households in the vicinity, that you need some services such as day care, physician offices, and the pharmacy. The pharmacy is the major retailer, whether or not there is a Wawa or convenience store and gas he didn't know, it was a possibility that is the reason for the two plans. Chairman McCaffrey would like to post the plans to see what the people think about them. There were no further comments.

Acceptance of Minutes from Previous Meetings

May 20, 2010 – Vice Chairman Lindborg voted to accept the May 20th meeting minutes. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier and McCaffrey voted aye.

Correspondence/Communications Information to act upon

The Township is in receipt of a letter of extension until October 21, 2010 from Alyson M. Zarro, Esquire, on behalf of their client, Pulte Homes of PA for the Phase II to IV Del Webb at Applecross Preliminary Subdivision and Land Development Plans. Manager Rambo noted they are currently addressing the engineers review letter and it was recommended by the Planning Commission that the BoS accept the letter of extension. Vice Chairman Lindborg motioned to accept the letter of extension. Supervisor Obernier seconded the motion. Board members Lindborg, Obernier, and McCaffrey voted aye.

Correspondence/Communications Information to Note

The Township is in receipt of a memorandum from Rod Rollman of the Valley View HOA with regard to the work completed on Mendenhall Drive, the plantings, and the open space associated with the development. Manager Rambo noted he has an onsite meeting setup with Mr. Rollman to go over his issues regarding the work that has been completed.

The Township is in receipt of the signed documents from the State for the DEP Grant award for the purchase of the Horizontal Grinder. Manager Rambo noted that once the Township receives the grinder it will be submitting for reimbursement.

The Township has received a notice from PennDot that it has completed its 2009/2010 winter services re-evaluation and notes the Township will be receiving an additional \$13,976.92 in funding due to the harsh winter. There were no comments.

The Township has received the inspection report from L & I for the elevator. Manager Rambo explained the deficiencies have been addressed.

Old Business

The Township Engineer and Manager are working on finalizing the Township's amended Act 537 for review and consideration by the Board of Supervisors. The Manager noted that the engineer is in the process of finalizing his verbiage for submission to the Township.

The PennDot traffic study for the intersection of Route 322 & 82 notes that split phasing of the signal shows no improvement and in fact some additional delays. Manager Rambo stated as a result of getting a complaint from an individual that utilizes the intersection, the Township requested PennDot perform a study in the hopes that incorporating split phasing would assist in allowing traffic to flow though there more efficiently. As a result of the study it notes that there would be no improvement and there would be an additional delay in the phases. The only way to address the issue would be to get turning lanes in the existing right of way. Chairman McCaffrey articulated that all the planning, changing, and building expense would be the Township's even though it is a state road; the state should be paying for it.

Old Business from the Floor

Jeff Grossman requested an update regarding his neighbor. Manager Rambo briefly explained the school is in the process of repairing the outside speaker so that it shuts off during school announcements. Further discussion ensued regarding excessive noise and the screening buffer between the church, school, and the Grossman's. The Manager will take a decibel reading between the line of the school and the church.

Old Business from the Board

There was no Old Business from the Board.

Ordinances and Resolutions

There were no Ordinances or Resolutions.

New Business

The Township Manager and Public Works Director have met with FEMA representatives with regard to their submission of snowstorm related expenses for the February 9 to February 11 period of time and are recommending that any reimbursements received be utilized to offset payroll expenses for the two employees from the Liquid Fuel Fund for the remainder of the year. Manager Rambo explained the Township submitted documentation that shows \$38,700 for expenses. The Township is eligible to receive a reimbursement back for 75% of it which would be about \$28,000. This would be adequate to cover from July through the end of the year, payroll expenses for the two employees currently under liquid fuel. The thought is to utilize that money to offset additional paving and road repairs. Chairman McCaffrey favored that idea.

Recommendations of the Township Planning Commission.

Manager Rambo noted there were two recommendations. One was the acceptance of the letter regarding Pulte and the other was to reject the GenTerra Plan if a letter of extension was not received by the Township. GenTerra's current letter of extension runs to June 30th. An email was received from John Panizza denoting he is out of town and will submit a letter of extension when he gets back. There is one more BoS meeting before the current extension runs out.

Public Works Department Employee Job Description.

The Manager will email a copy since it didn't get put in the BoS books and requested the BoS review the job descriptions for discussion at the next meeting.

New Business from the Floor and the Board

Kim Hoopes of the Open Space Review Board (OSRB) voiced concern regarding the Eck parcel and appraisal. The Manager explained that Mr. Eck is willing to reimburse up to \$1,000 toward the appraisal if he did not proceed with the selling of the conservation easement to the Township. The open space monies for the appraisal wouldn't be wasted because of Mr. Eck's reimbursement. Mr. Hoopes wasn't aware of that and stated the OSRB would then be okay to move ahead with the recommendation for the appraisal. Vice Chairman Lindborg motioned to move forward with the Eck appraisal based on the

recommendation of Kim Hoopes on behalf of the OSRB. Chairman McCaffrey seconded the motion. Board members Lindborg, McCaffrey, and Obernier voted aye.

Public Comments (individuals not requesting to be on the agenda)

Paul Gainor of Holly Road asked why the Township employees are hauling the Rotary's trailer to the Strawberry Festival at the Township's expense. Manager Rambo explained that Rotary comes to WBT to help raise money for the Parks and Recreation Board events. Ted Waltz also voiced concern regarding the liability, should the trailer come unhitched and kill somebody. Chairman McCaffrey stated it doesn't matter whose trailer is attached to the truck, whoever is driving the truck is responsible, and the Township would be responsible. Tom Maher stated the Township only hauls the trailer once a year, to and from the Strawberry Festival. Chairman McCaffrey acknowledged if the Rotary uses the trailer for Township events, then it is a good deal to store it and take it to the Strawberry Festival and back once a year. Dialog Continued.

Open Issues before the Township

The Codes Officer and Manager will be providing the Board of Supervisors with their recommendations to increase permit fees. There were no comments.

General Obligation Note (Adjustable Rate Bond for the Facility/Park Construction)

Interest rate for the week 1.55%. There were no comments.

Review and Payment of the bills

Manager Rambo noted general fund bills total \$27,856.79. There are bills from OAC Network Solutions as well as bills from Cedar Grove. The Solid Waste bills total \$97.17. Vice Chairman Lindborg reviewed the bills, found them in order, and motioned to pay the bills with the exception of the OAC and Cedar Grove bills. Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier voted aye.

Vice Chairman Lindborg motioned to pay the OAC bill, seconded by Chairman McCaffrey. Board members Lindborg and McCaffrey voted aye. Supervisor Obernier abstained. Vice Chairman Lindborg motioned to pay the Cedar Grove bill, seconded by Supervisor Obernier. Board members Lindborg and Obernier voted aye. Chairman McCaffrey abstained.

Upcoming Meetings/Events

- Parks and Recreation Board meeting, Tuesday, June 8, 2010 at 7:00 p.m.
- Municipal Authority meeting, Thursday, June 10, 2010 at 7:30 p.m.
- Historic Commission meeting, Monday, June 14, 2010 at 7:30 p.m.
- Board of Supervisors meeting, Thursday, June 17, 2010 at 7:30 p.m.
- Open Space Review Board meeting, Thursday, June 24, 2010 at 6:45 p.m.
- Planning Commission meeting, Thursday, June 24, 2010 at 7:30 p.m.

Adjournment

There being no further business before the Board, Vice Chairman Lindborg motioned to adjourn the meeting at 9:00 pm, seconded by Supervisor Obernier. Board Members Lindborg, Obernier, and McCaffrey voted aye.

Ronald A. Rambo, Jr.
Township Manager/Secretary/Treasurer