Chairman Tom Faley called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:
Chairman Tom Faley led the audience in the pledge of allegiance.

MOMENT OF SILENCE:
A moment of silence was observed for the passing of resident John Howard & for the victims of the hurricane in the gulf coast.

OPENING ANNOUNCEMENTS:
The Board & staff members introduced themselves.

MINUTES: 08/25/05 (Regular Meeting)
Phyllis made a motion to approve the minutes, as written. Bryan seconded, & the vote in favor was 4 to 0.

DISCUSSION – FAIRVIEW STREET (General McCarthy):
General McCarthy was present to discuss the possibility of changing Fairview Street to Army Heritage Drive. He said that the Army Heritage’s preference is to have the same name extend out through that area. Any costs for the residents/businesses changing their street name could be shared with the War College. Public input was taken.

Joel Frownfelter, 63 Fairview, suggested naming the extension of Westminster Drive to Army Heritage Drive.

George Smith, 77 Fairview, sent a letter to the Township expressing his opinion. He suggested signage with directions to the base. He feels that it would be too much trouble to rename the street.
Sheri McGranahan, 66 Fairview, suggested placing a sign along I-81 & at the end of the street for directions. She noted several items that would have to be changed, & said that just by going to the post office everything will not get changed.

The owner of the Ballet School, 27 Fairview, stated that businesses would have to change their signs, mailers, flyers, etc. He also noted that the building which they are located in is called Fairview Storage & the owner is not in favor of changing the name. He feels there is no correlation in changing the name of the street.

Don Smith, 28 Fairview, said that a lawyer would have to be hired in order to change the title to houses.

Marti Green, Derbyshire Drive, said that she surveyed people & the majority wanted to know why the name should be changed. She suggested signage similar to what is in National Parks. She also said that Fairview is on the historic maps, & suggested having information on a website & maps.

Ray Porter, 32 N. Pin Oak Drive, said that this Army Museum is a huge asset to the community & economy. He feels it should be changed in order to keep traffic flowing smoothly. The Township & residents should be proud to have Army Heritage Drive go through the township.

General McCarthy said that the Army Museum is a 10-year project that will consist of constructing 5 buildings & outdoor exhibits. The project will be built as fast as the funds & support are received. The museum is anticipated to be built in 2007 or 2008. There are plans to install plenty of signs. General McCarthy agreed to talk to the residents/businesses to further discuss this issue. He will report back to the Township on his progress.

Don Kirk, 56 Fairview, said he is retired military & has talked to approximately 28 families about this issue. The vast majority are against it. Mr. Kirk said that originally he was for the name change, but after speaking to the residents, he feels the name should not be changed.

Phyllis stated that she has had 8 different addresses since 1949 for the same property. She said that her deed has Forge Road on it. She feels there are too many changes for the residents/businesses to make. Phyllis referred to a newspaper article noting the names of Fairview Road & Fairview Lane & asked where these roads are located. They are not in South Middleton.

Bryan agreed with Phyllis & the residents. He said he didn’t realize how many changes would have to be made.

Jim agreed that the residents do not want the name changed. Tom said the Board will weigh the issue with staff. No decision was made at this time.

(BREAK)
PUBLIC INPUT:
John Yunk, 32 Woodview Drive, commented on the impervious coverage restriction in the Westgate Development. He stated that the engineering study never accounted for the larger lots & larger detention ponds. He presented a proposal that he feels will eliminate individual residents’ requests to the Township for building on their lots. Mr. Yunk said that he has spoken to the residents & the majority of residents are happy with what they now have on their lots. They do not have plans to add a pool or shed in the future. The proposal would include a 25% increase for impervious coverage on lots over .29 acres. This would raise the impervious coverage to 2,875 s.f. Bryan said he met with John & feels this is a good solution to the problem. This would be a 1 time deal with the homeowner when they would build something. Barb stated that the staff would have to review the proposal. Dick Cummins, Greenfield development, said that he remembers sitting through discussions on this issue & this was a problem during the wet season. Now it has been dry & cautioned the Board to look at this issue very carefully. No decision was made at this time.

DISCUSSION – INDIAN HILLS, SECTION 3, PAVING:
Brian reported that Mr. Group (developer) is not agreeable to extending the maintenance period to 36 months for the paving of this section of the development. He also cited liability issues. Bob Chicchi, Chestnut Drive, stated that he spoke with Mr. Group & they came up with a proposal to divide this section into 2 parts (3A & 3B). The 3A part would then be dedicated to the Township. Only 57% of this phase is occupied. He suggested holding the bond for 36 months for only that part. Jim questioned if the plan could be separated. Mr. Allshouse said that a re-subdivision would have to occur, & the bond based upon the 75% completion of the phase would need revised. Phyllis noted that there is not enough time to submit a plan for re-subdivision in order to make the paving deadline. Paul Slifko, School Board President, stated that the school district received a letter from the bus company stating that they will not drive on unpaved roads. After further discussion, it was decided to meet with the school district, Mr. Group & a representative from the bus company.

UPDATE – CARLISLE CROSSING PLAN:
Dave Martin (Granger) gave an update on the construction progress. The new part of Westminster Drive should be completed by next Wednesday; the curbing should be done on the 16th, & paved by the 23rd. He also stated that there may be a problem with the traffic signals. They were ordered from a company that has been hit by the hurricane. A representative from the Red Robin Restaurant stated that they have received their liquor license & will be opening the week after Kohls.

#05-09C MATT & NICOLE ZITO – Conditional Use Public Hearing:
Attorney Mark Allshouse opened the hearing & stated the procedure. Mr. Zito, 213 Front Street, stated that he is planning to convert an existing garage into a 1 bedroom apartment for his in-laws. Neighbors Jim & Pat Barnes & John & Molly Garman have questions/concerns on this plan. The Barnes asked Mr. Zito if the property would become an apartment building if sold, & the Garmans had concerns about parking. Mr. Zito said that he has not operated his Bed & Breakfast at this address since 2000 or 2001. He added that the Barnes never complained about his B&B & people visiting there. He feels that the neighbors’ property values will increase, & will not hurt their value. He also stated that his property is even more valuable since it was converted into a B&B. Mr. Zito stated that there are 4 off-street parking spaces (in driveway).
He & his wife have 2 cars & their in-laws have 1 car. He is already approved for 4 parking spaces, but has room for a total of 6 parking spaces. In addition, there is room for a car or 2 in the alleyway.

Phyllis asked what the height is on the 2nd floor. Tim said that it is less than 30 ft. The maximum height allowed is 35 ft. Jim asked who owns the alleys. Brian stated that they are privately owned easements, & are not owned by the Township. Attorney Anthony DeLuca was present representing the Barnes & Garmans. Mr. DeLuca asked Mr. Zito if he had ever applied for another conditional use. Mr. Zito said yes; in 1994 for the B&B, & 3 or 4 years ago, but the plan was withdrawn. Mr. DeLuca does not feel that the plan is complete & does not address & comply with Article XX. Mr. DeLuca questioned Mr. Zito on all 9 items to be addressed. Mr. DeLuca said the plan is not drawn to scale. Mr. Allshouse stated that the Planning Commission reviewed the plan, & recommended approval of the plan. Tim stated that some of the issues mentioned do not apply to this conditional use, & there is a broad list of items to review. Mr. Zito feels the plan is acceptable. Jim Barnes, 211 Front Street, feels this conversion will affect his property’s values, & that the property can be transferred as a 3 apartment building to a new owner. He commented on noisy gatherings, vandals, overflowing trash containers, etc. in the area. He is also concerned about emergency services access & that the alleys are too narrow, rough & not maintained. He encouraged the Board to preserve the Township’s heritage found in the village of Boiling Springs. Pat Barnes, 211 Front Street, stated that the Zitos watched their house for 8 weeks while they were away & was never told about this plan. She said she has found 100 garages in the area that could also be converted into a dwelling. She stated that the garbage trucks do not go back into the alley. Mrs. Barnes feels this is a bad idea. Bryan asked if restrictions could be placed in the deed so it wouldn’t be turned into a 3 apartment building. Mr. Allshouse replied yes. Molly Garman, 217 Front Street, stated that there is only 1 historic village area in the Township. She stated that tenants do not care where they park, & feels this issue would have to be policed. She wants to keep the integrity of the village as is. There was no other public comment.

Jim made a motion to continue the hearing on September 29th. Tom seconded, & the vote in favor was 4 to 0.

(BREAK)

#05-10C  CELLCO PARTNERSHIP, dba VERIZON WIRELESS – Conditional Use Public Hearing:
Attorney Mark Allshouse opened the hearing & stated the procedure. Attorney Paula Leight stated that the applicant is proposing the co-location of an antenna on the existing cell tower at 221 Mill Street. Jim asked if the Township would receive income from the placement of this antenna. He was told no, because the tower is not on Township property. There was no public comment.

Tom made a motion to approve #05-10C. Phyllis seconded, & the vote in favor was 4 to 0. The hearing was closed.
#05-13C  DOUGLAS GEORGE – Conditional Use Public Hearing:
Attorney Mark Allshouse opened the hearing & stated the procedure. The applicant has previously received approval to establish a regional commercial/industrial center containing 32,300 s.f. of light industrial uses in an existing building. Now the applicant is requesting approval to revise the previous conditional use decision to allow, in addition to the light industrial uses, automotive sales/repair/service/washing & storage. The property is at 99 Garden Parkway. Tim added that Mr. George is also requesting business & personal service office, retail, & indoor & outdoor recreation use. He is also asking for storage use which is not listed as a permitted use, but conditions can be attached if approval if granted. Bryan asked if used cars would be sold on the site. Mr. George replied no. There was no public comment.

Tom made a motion to approve #05-13C, subject to staff comments, no storing of hazardous materials on site, & that the automotive uses comply with the supplemental regulations. Phyllis seconded, & the vote in favor was 4 to 0. The hearing was closed.

#04-30  SABLE CHASE – Preliminary Subdivision/Land Development:
Attorney William Duncan was present. The applicant proposes to construct 64 townhouses on 11.90 acres behind the Rillo’s. Access will be obtained from Petersburg Road & a new road that accesses Pine Street. Brian stated that the applicant has agreed to all of the staff’s comments. Attorney Allshouse sent Mr. Duncan a letter proposing specific language for in the deed, & Mr. Duncan has agreed to the language revision. The other 3 comments included establishing speed limits for Pine & Spruce Streets & to install speed limit & Watch Children signs, placing a fence in lieu of vegetation to provide screening & the voluntary contribution of $25,000 towards a traffic signal. Mr. Duncan has also agreed to these conditions. Brian said that an access easement will be located at the rear of the property. Mr. Duncan said this will be done on the final plan.

Modifications: Reduce planting strip from 40 ft. to 20 ft. at the location of the cul de sac only; Installation of traffic signal; Modified EIA report; Building plans & elevations; Proposed ownership of properties; Social & demographic characteristics; Economic & fiscal characteristics; Environmental characteristics; Beneficial or adverse affects; Upgrade existing road to current specifications. Tom made a motion to approve the modifications, as requested. Bryan seconded, & the vote in favor was 4 to 0.

Tom made a motion to approve #04-30, subject to the applicant’s acceptance of staff comments. Bryan seconded, & the vote in favor was 4 to 0.

EMERGENCY SERVICES REPORT:
Doug Glass reported that there will be a parade in Mt. Holly Springs on Saturday at 1:00 p.m. The parade will include fire apparatus from several fire companies.

RECREATION REPORT:
The report was accepted, as written.

ROADMASTER REPORT:
The report was accepted, as written.
S.M.T.M.A.:  
No report was given.

SOLICITOR REPORT:
No report was given.

ENGINEER REPORT:
TresslerCare Wilderness Center (#02-08) has requested release of security for their plan. As-built plans have not been received for this plan. Bryan made a motion to deny the security release request until as-builds are received. Tom seconded, & the vote in favor was 4 to 0.

Bryan made a motion to approve a security reduction for the Philips & Frey tract No. 1 (#04-16) in the amount of $1,303,399.58. Phyllis seconded, & the vote in favor was 4 to 0.

PLANNING/ZONING/CODES ENFORCEMENT REPORT:
No report was given.

MANAGER REPORT:
Barb reported that the street lights need to be adjusted due to the road work in connection with the Carlisle Crossings plan. Met-Ed has given the Township 2 resolutions (one to remove the street light from the temporary pole & one to add 2 street lights to the new signal. Bryan made a motion to approve Resolution #05-26 to remove the street light from the temporary pole. Tom seconded, & the vote in favor was 4 to 0. Bryan made a motion to approve Resolution #05-27 to add 2 street lights to the new signal. Phyllis seconded, & the vote in favor was 4 to 0.

Two candidates for the Recreation Supervisor position are scheduled for second interviews. However, due to the financial issue with Captax, it was suggested to implement a temporary hiring freeze. Both candidates will be asked to hold their interest in this position until the freeze is lifted. Tom made a motion to approve a temporary hiring freeze. Bryan seconded. Jim asked if the hiring freeze is for 90 days, etc. There was no vote on this motion. Jim made a motion to approve a temporary hiring freeze until January 1, 2006. Tom seconded, & the vote in favor was 4 to 0.

PUBLIC INPUT:
Jan Strzalkowski, W. First St, asked if bike paths could be placed along Forge Road when they pave the road. Brian pointed out that this is a state road. The Township will send a letter to PennDOT to consider this request.

SUPERVISORS’ DISCUSSION:
Jim asked for an update regarding sinkholes. Bryan will have information at the next meeting on this issue. He also asked staff to look at the sight distance problem at the Cherub Daycare Center on First Street.

BILLS FOR PAYMENT:
Phyllis made a motion to pay the bills. Tom seconded, & the vote in favor was 4 to 0.
ADJOURNMENT:
Phyllis made a motion to adjourn the meeting at 9:15 p.m. Tom seconded, & the vote in favor was 4 to 0.