

MINUTES

SOUTH MIDDLETON TOWNSHIP BOARD OF SUPERVISORS 520 PARK DRIVE BOILING SPRINGS, PA. 17007

SEPTEMBER 9, 2010

PRESENT: TOM FALEY, RICK REIGHARD, DUFF MANWEILER, BRYAN GEMBUSIA, RON REEDER – Supervisors, Richard Mislitsky – Solicitor (absent), Barbara Wilson – Township Manager, Jarrett Sweeney – Assistant Manager, Brian O’Neill – Engineer, Tim Duerr – Zoning Officer; Sandy Quickel – Secretary, Tom Merlie, Doug & Helen Gale, Cindy Dunbar, Joe Fay, Gayle Gutshall, Bob Geist, Eric Barr, Ron Hamilton, Devin Flicinger, Wesley Madden, Marti Green, Donald Lindemuth,, Carol Shetter, Erica Dolen – “The Sentinel”.

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

PLEDGE OF ALLEGIANCE:

Chairman Faley led the audience in the pledge of allegiance.

MOMENT OF SILENCE:

A moment of silence was observed.

OPENING ANNOUNCEMENTS:

Chairman Faley stated that the meeting is recorded & to turn off cell phones.

MINUTES: August 26, 2010 (Regular Meeting):

Tom made a motion to approve the minutes. Rick seconded & the vote in favor was 4 to 0.

PRESENTATION:

Rick, on behalf of the Township, presented a resolution of appreciation to Duff Manweiler for his involvement with the fireworks event. Bryan also commented on what a great show it was. He also said that it is an honor to serve on the Board with Duff. Duff thanked the Board & credited Barb & other people who also helped out with the events.

#09-08 JEFFERSON COURT II – Preliminary Subdivision:

#2009-0024 MORGAN’S CROSSING – Preliminary Subdivision:

Both plans were tabled. Bryan made a motion to approve a time extension until 11/12/10 for both plans as requested by the developer. Tom seconded, & the vote in favor was 4 to 0.

PUBLIC INPUT:

Doug Gale, Derbyshire Drive, also commented on the great fireworks show.

Tom Merlie, Derbyshire Drive, offered on behalf of the school district, congratulations on a great job. He said there were many visitors to the events that had no ties to the Township, but attended the events. He said it was an amazing night & event.

(Ron Reeder arrived)

Joe Fay, who was on the Birthday Committee, commended Barb for orchestrating the events. It was a wonderful job. He thanked the Township for the use of their fields since the school's fields are torn up for construction.

#2010-0010 HOLLINGER PET CREMATORY– Final Land Development:

The applicant proposes to construct a 30 ft. x 48' pet crematory along Zion Road. Conditional Use approval has been obtained. Tom feels this is a much need facility, & asked the representative Wesley Madden when the construction will begin. Mr. Madden said construction should begin by late spring of 2011.

Modifications: EAI Report, Sidewalks, Curbs & Gutters, & Runoff Capture Storm. Rick made a motion to approve the modifications. Ron seconded, & the vote in favor was unanimous.

Rick made a motion to approve #2010-0010, subject to the applicant's acceptance of staff comments. Tom seconded, & the vote in favor was unanimous.

SOLICITOR REPORT:

There was no report.

ENGINEER REPORT:

The applicant for the Parkview at Boiling Springs, Phase 1 (#2010-0015) has granted a time extension of an additional 120 days to act upon the plan. Duff made a motion to approve the 120 day time extension (until March 15, 2011). Bryan seconded, & the vote in favor was unanimous.

The applicant for the Hooke & Suter plan (#08-21) has requested a reduction of security. Brian has recommended a reduction in the amount of \$81,530.56. Rick made a motion to approve the security reduction. Tom seconded, & the vote in favor was unanimous.

The applicant for Summerfield, Phases 4 & 5 (#05-35) has submitted as-builts & requested a security reduction & street dedication. There is also a request for a waiver of the requirement to build sidewalks & street trees along Eastgate Drive. There are several deficiencies on the plan. Rick asked where the access will be. Brian stated that it will be off of Eastgate Drive. Duff said he never sees anyone walking on Eastgate Drive. Rick suggested allowing more time to address the outstanding issues before action is taken. Ron said the word "waiver" should be "deferment". Rick made a motion to postpone action until September 30, 2010. Ron seconded, & the vote in favor was unanimous.

The applicant for Jefferson Court plan (#03-08) still has some deficiencies on the plan. However, Brian recommended that \$10,000 be retained to cover the deficiencies. Tom made a motion to approve the security reduction in the amount of \$92,920.69. Ron seconded, & the vote in favor was unanimous.

Gary Fickel has requested a variance to the requirement that a well & a septic tank must be at least 100 feet apart. The property is 890 Baltimore Pike, Gardners. The current septic system has no drain fields. The well & septic system are less than 100 feet apart. A new septic tank will be placed on the opposite side of the house, but will still be within 100 feet of the well. Ron asked if a 1,000 gallon tank is sufficient. He feels a larger tank should be installed, if possible. Brian

explained the request meets all the pertinent requirements. Ron made a motion to approve the waiver of the 100 ft. requirement. Duff seconded, & the vote in favor was unanimous.

Regarding the impervious coverage issue in the Westgate Development, a letter dated September 7, 2010 was received from Ruth Aversa of Florida stating that she is the owner of Lot# 143, & that she is aware of the impervious coverage restriction. She also states that she will not be placing any further coverage on the lot. Bryan stated that Ms. Aversa is still not a Township resident. No action was taken on this issue.

PLANNING/ZONING/CODES ENFORCEMENT REPORT:

There was no report.

MANAGER REPORT:

The Assistant Road Superintendent job description has been revised & ready for approval. Tom explained that this position will allow for an understudy to the Road Superintendent. The person will be from in-house, & that when the Road Superintendent retires, this person can take over the duties. Barb pointed out that revisions were made to create responsibilities of their own for this person & separate from the Superintendent's. The position will be posted in house & candidates will be interviewed. Tom made a motion to approve the Assistant Road Superintendent job description & move the Assistant Mechanic to full Mechanic. Rick seconded, & the vote in favor was unanimous.

A request was received from Beverly Honshiko regarding more street lights. She feels more lighting is needed where she lives (Persimmon Drive). Rick stated that this issue is being reviewed & that some lighting will be eliminated where not needed. Ron stated that it is the property owner's responsibility if they feel they need more lighting at their homes, not the Township's. Barb will notify Ms. Honshiko that this issue is being reviewed.

Tom made a motion to approve Resolution #11 supporting CREDC's application for funds to support & promote the Technology Enterprise Zone development & operation for business loans within the designated area & for tax credits on behalf of businesses within the zone. Bryan seconded, & the vote in favor was unanimous. Tom noted that there is no cost to the Township, & the plan is to encourage businesses to locate within the area using state grants.

Regarding the building project, the punch list items are being completed this week.

Barb thanked all that were involved with the 200th Birthday Celebration including staff, Board members, the school district, & Bubbler Foundation. Duff added that \$900 was collected in donations at the event.

The Township's Senior Expo will be September 23 from 1:00 to 5:00 p.m. & will be held at the Public Works Building.

PUBLIC INPUT:

There was no public input.

SUPERVISORS’ DISCUSSION:

Bryan noted that there are 350 Facebook followers on the website.

Rick mentioned the Werner truck accidents. He said that he called the company & spoke with a representative. This person agreed that the village is not a suitable route for trucks to take, & that GPS is a problem with the trucking company. The company is reviewing other options to see if there are better routes, etc.

Ron stated that Dickinson Township has implemented a burn ban. Ron Hamilton said he would like to wait until Sunday’s rainfall to determine if a ban is needed. He said that Barb already has the approval to implement a ban if he determines one is needed.

BILLS FOR PAYMENT:

Ron made a motion to pay the bills, as submitted. Bryan seconded, & the vote in favor was unanimous.

ADJOURNMENT:

Duff made a motion to adjourn the meeting at 6:42 pm. Tom seconded, & the vote in favor was unanimous.

ATTEST:

**SOUTH MIDDLETON TOWNSHIP
BOARD OF SUPERVISORS:**

Sandra A. Quickel, Secretary

Thomas E. Faley, Chairman

Walter G. Reighard, Vice Chairman

Ronald L. Reeder, Member

Bryan A. Gembusia, Member

R. Duff Manweiler, Member