

February 10, 2011  
7:00 PM

The regular meeting of the Monroe Township Board of Supervisors was called to order by Chairman Simmons.

ATTENDANCE

Samuel M. Simmons, III, Chairman  
A.W. Castle, III., Supervisor  
John Dwyer, Sr., Vice-Chairman

Marjorie Metzger, Administrative Assistant  
James Bogar, Solicitor  
Greg Rogalski, Zoning Officer  
Mark Bruening, Engineer

SPEAKERS FROM THE AUDIENCE None

APPROVAL OF MINUTES

**On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the minutes of the January 3, 2011 Regular and Reorganization meeting.**

REPORTS

ROADMASTER'S REPORT

**On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to accept the Roadmaster's Report.**

Mr. Dwyer mentioned there is a lot of work associated with the bad weather.

ZONING OFFICER'S REPORT

**On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to accept the Zoning Officer's report.**

Mr. Rogalski mentioned there is another bill in the legislature attempting to remove the sprinkler requirements.

UNFINISHED BUSINESS

SINCLAIR ROAD DEVELOPMENT

Mark Hackenburg, Aaron Bricker, and Doug Gelder present. They were present to request the

condition that there will be no pump station for sewer used for the Sinclair development be removed from the approval conditions that were attached to the October 12 approval letter. They have been working an agreement with Frank Tamanini for a gravity sewer line to connect the Sinclair Road project to the Trindle Station project, but to date have not been able to reach a signed agreement. They need to have the option available to go with the pump station to provide sewer for the project. The pump station may be temporary in nature. The force main would go to Sinclair Road to a man hole, a distance of 3,100 feet away from the property. It is not Mr. Gelder's desire from a financial standpoint to go with the pump station. They will continue to work with Mr. Tamanini on the sewer agreement for a gravity line.

Mr. Castle said he does not like pump stations, they cost the township money. We need to look at cost savings for the residents on sewer. He understands the new homes would help with the real estate money. He must remember who put him in his position, and he needs to be their voice. He would like to the sewer agreement worked out for the gravity line.

Mr. Hackenburg said it is still their goal and desire and intent to get the gravity connection. They are at the mercy of the neighboring property owner. The pump station may not be the right solution, but it may be the only solution if the neighboring property owner doesn't cooperate.

Mr. Bogar said this change would be considered a substantial change and would require the plan to be resubmitted as a final plan. To have the condition of not allowing a pump station to be eliminate from the plan, the plan would have to go through the subdivision process again. Mr. Bruening agreed it would be a substantial change.

Mr. Simmons said it is sad the sewer agreement can't be worked out, and is hoping it can be in the future.

Rick Castranio was present on behalf of Frank Tamanini, and said he is authorized to submit final plans for Sections 5 & 6 for Trindle Station, and to finalize the sewer agreement. There are a couple man holes to be added around the curve.

Mr. Bogar reminded everyone it is not up to the township to negotiate the deal with th sewer. If Mr. Gelder gets the relief he wants to allow the pump station, the sewer agreement would not be necessary. Mr. Castranio said he understands that.

Mr. Gelder appreciates Mr. Castranio attending the meeting. He knows Mr. Tamanini has an agenda, which is fine. Mr. Gelder does not want to build the pump station and has been working on the sewer agreement as late as three weeks ago. It has been three years. He needs to get out of the corner

Mr. Bogar advised the Board to make sure the regulations are followed, and to create everyone equally. The procedure would be to submit a final plan, and if that is granted, they could move forward. The Board agreed with the procedure.

Mr. Castle appreciates the small business man. You can't penalize one person when another person doesn't do something. He doesn't like pump stations because they cost nothing but money for everyone.

Mr. Hackenburg mentioned the conditionally approved plan would stand on its own until the new plan was filed and goes through the process and is ready for approval, including the removal of the condition of a gravity sewer and to allow a pump station. The rights of the existing plan is not being given up. Everyone agreed.

### SPEED LIMIT PROPOSAL

The speed studies of numerous roads have been completed and a recommendation of speed limits has been provided by Mr. Bruening. There was discussion on whether to keep Kuhn Road at the 25 mph as is justified with the statutory regulations, or to have a speed study done and use the 85% percentile to determine the speed limit. The Board agreed to have the speed study done and felt the 25 mph is too slow for that road. This will be done before the traffic ordinance is revised.

The traffic ordinance update was tabled until the study of Kuhn Road is completed.

### STORM WATER MANAGEMENT ORDINANCE

Mr. Bruening met with the county and discussed concerns with the module ordinance. Now there is a new direction so he will write up the ordinance and discuss it with Mr. Rogalski concerning land disturbance permits, and then will share a draft.

### DELINQUENT SEWER ACCOUNTS

Mr. Bogar reviewed the options available to the township for collecting delinquent sewer user fees and tapping fees. He mentioned the seminar that Lauren had attended on the township's behalf. He has reviewed the township's ordinance and applicable laws. If the township wants to create another avenue of payment, it would have to adopt another ordinance that would allow for fining mechanism and enforcement as a non-traffic citation summary offense. The existing Resolution cannot be used for this. We have a policy for liens.

Mr. Simmons suggested contacting Mechanicsburg, South Middleton and Dillsburg to see how they handle their delinquent accounts. Mr. Bruening said there could be differences because we are lease back instead of an operating authority.

Mr. Dwyer suggested adopting something that incorporates graduated responses, such as a first warning, second warning and third and final warning. Then we will enforce the rules and force people to pay.

## ACT 537

\_\_\_\_\_ There was discussion on whether or not to pursue the sewerage of the rest of Lisburn Meadows. It was part of the compliance of the current Act 537 Plan. These are big lots with alternative disposal sites. The original intent was to sewer in 2013. Mr. Bruening was directed to check with the SEO and DEP to see if this area is still required, or if we can submit justification for not sewerage.

The sewer mapping was discussed. Mr. Bruening said most of the mapping is done because the sewer plants wanted to see it. Each man hole has a unique spot and number. After speaking to DEP, he believes we may be able to get the 50% reimbursement for this expense, which is \$6,440.

**On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the expense of \$6,440 for the sewer mapping.\**

## REAL ESTATE TAX RATE

Mr. Dwyer said the real estate tax rate for 2011 must be revisited to make sure we are in compliance with the law. The Resolution adopted earlier may put the township over. We are capped at receiving no more than 5% more than last year. We thought we were in the spirit of the law by lowering the fire tax rate, but now we need to lower the real estate tax to stay in the spirit and limit of the law.

Mr. Simmons mentioned the two options, to remain revenue neutral the tax rate would be .162, and to receive 4.5% additional this year the rate would be .169. It is a difference of \$4,000.

Mr. Castle said the .169 rate would give the township about \$96,000, and the .162 would give us about \$92,000. We have discussed to need to raise taxes. He is comfortable with either of these numbers and not have to raise taxes this year and bring the township under the 5%. Our budget can live with either one, but he suggested going with the higher rate and not raising taxes this year.

Mr. Simmons mentioned it is difficult to determine the actual assessment because of the new buildings that increased the assessment in addition to the re-assessment that was done by the county. All the numbers are being thrown together.

Mr. Dwyer said the residents know we are doing our utmost to make sure we are doing the right things for the township. Lowering the fire tax wasn't enough, so there is one more step. One person can say you are not neutral and another person says you are under because of the many ways of all the additional assessments.

**On the motion of Mr. Dwyer, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2011-07, which sets the real estate tax rate for 2011 at .169 mills.**

NEW BUSINESS

TRUCK BID

\_\_\_\_\_ There were 18 bids received for the 1997 F350 Ford truck, ranging in price from \$3,600 to \$22,576. Mr. Castle mentioned the 1997 truck was bought for \$43,000 new. The high bid to sell it is \$22,576. How can we go wrong with that. We take good care of our equipment and it keeps the high values. The new truck we are buying cost \$75,000.

\_\_\_\_\_ **On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to award the bid for the 1997 Ford F350 truck to Gratz Borough at a price of \$22,576.85.**

DIAMOND TEX FOR BASEBALL FIELDS

\_\_\_\_\_ Mr. Dwyer mentioned last year we purchased the safety padding for the fences.

**On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to purchase 175 ton of premium diamond tex at a price of \$22.25/ton. The township pays for the diamond tex and the baseball association pays the hauling costs.**

ROAD INSPECTION

\_\_\_\_\_ The Supervisors set Saturday, March 26, 2011 at 7:30 AM to hold spring road inspection. Reminders will be provided.

BREECHES AT ALLENBERRY - CONDITIONAL USE

\_\_\_\_\_ **On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to grant a time extension to the Breeches at Allenberry conditional use through June 1, 2011, as requested.**

MECHANICSBURG BOROUGH - FIRE POLICE

**On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the request for the Monroe fire police to assist the Mechanicsburg Borough for the Jubilee Day on June 16 and the Halloween parade on October 11.**

CUMBERLAND COUNTY - MUNICIPAL ADVISORY BOARD

\_\_\_\_\_ **On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of**

**the Supervisors it was duly RESOLVED to appoint John Dwyer as representative to the Cumberland County Municipal Advisory Board. Mr. Castle and Mr. Simmons will serve as alternates.**

SNOW EMERGENCY

Mr. Simmons announced there was a snow emergency on January 26, 2011 at 4:30 PM, which allows the road crew to drive more than the allowable hours for CDL.

SANDERSON - MAINTENANCE BOND

**\_\_\_\_\_ On the motion of Mr. Simmons, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to authorize the release of the Sanderson sewer maintenance bond in the amount of \$14,569.50.**

BILLS

**On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the bills as prepared.**

STAFF COMMENTS

Mr. Rogalski gave credit to the road crew for cleaning the building. He hasn't seen it this clean in years.

Mr. Bogar questioned if we have heard anything from South Middleton Sewer Authority on the financing of the upgrade project? He believes the financing is to be in place by the end of the year, and it could be a substantial amount. We need to know what is expected of us. The Board directed the Secretary to send a letter to South Middleton asking about the financing, and also about representation on their Authority Board.

Mr. Dwyer suggested a member of our Municipal Authority be on the Board for the South Middleton Authority, or at least attend their meetings.

Mr. Bruening spoke to Representative Delozier about the H2O grants. It will probably be in March when any action will be taken on the requests for funding.

Mr. Dwyer said he received a telephone call from a township resident who highly commended the road crew, and was very pleased with their work. He also suggested we start implementing some of the recommendations in the energy audit report to make the complex more energy efficient. Ms. Metzger mentioned there is a possibility of getting more funding from the county and a meeting is scheduled next week to discuss it.

Mr. Castle asked for the troops and their families to be remembered. The next meeting is March 10. Don't forget Valentine's Day and President's Day. God Bless America.

ADJOURN

**The meeting was adjourned at 8:35 PM.**

Respectfully submitted,

Marjorie E. Metzger  
Administrative Assistant