

December 12, 2013
7:00 PM

The regular meeting of the Monroe Township Board of Supervisors was called to order by Chairman Castle. The Pledge of Allegiance was said by all.

ATTENDANCE

A.W. Castle, III, Chairman
Phil Kehoe, Vice Chairman
Samuel M. Simmons, III, Supervisor

Michael Pykosh, Solicitor
Mark Bruening, Engineer
Karen Lowery, Assistant Secretary
Greg Rogalski, Zoning Officer

SPEAKERS FROM THE AUDIENCE

Devin Flickinger was present from West Shore EMS. They have had 5 calls in December and 274 for the year so far. Mr. Simmons asked about Dillsburg's status. Mr. Flickinger said they are still in talks and working out some bugs. The Board extended their thanks to all.

APPROVAL OF MINUTES

On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the minutes of the November 14, 2013 meeting, as amended.

EXECUTIVE SESSION

Mr. Castle announced that an executive session was held for personnel issues.

ROADMASTER REPORT

On the motion of Mr. Kehoe, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the Roadmaster's report.

ZONING OFFICER'S REPORT

On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to approve the Zoning Officer's report.

UNFINISHED BUSINESS

PENN WASTE

Mr. Pykosh stated that he cleaned up some of the language in the ordinance and added attorney's fees. The ordinance has been advertised and is ready for a vote.

On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to adopted Ordinance 2013-04.

DILLSBURG AREA AUTHORITY

Mr. Pykosh has been in contact with the four property owners who have not hooked to the sewer yet in Monroe Acres, as well as Sheldon Williams at Dillsburg Area Authority. Two have responded and making positive movement. One they believe is going to foreclosure, so he suggests filing a lien. And the last property, he believes is vacant, and the property owner is not in good health. Mr. Pykosh is working at contacting the owner's attorney.

COMCAST FRANCHISE AGREEMENT

Mr. Pykosh provided a red line copy of the agreement to Comcast. They do agree with most of the agreement, but would like to talk about a few items. Mr. Pykosh will discuss the agreement with Comcast and also question if a cost will be passed on to the customers.

NEW BUSINESS

CUMBERLAND COUNTY TAX BUREAU

Dick Beaty requested this item be tabled.

RESOLUTION 2013-22 – REAL ESTATE TAX CERTIFICATION

On the motion of Mr. Simmons, and seconded by Mr. Pykosh, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2013-22, which sets the tax certification fee to \$10.00.

SEWER WAIVER REQUEST – CHARLES BROCHT

Mr. Bruening explained that the sewer line goes across the Simmons Road frontage of their property. Mr. Brocht is asking for a waiver until the line is installed on Meadow.

On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to not approve the sewer connection waiver requested by Charles Brocht.

RESOLUTION 2013-21 - PENSION UPDATE

On the motion of Mr. Castle, and seconded by Mr. Simmons, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Resolution 2013-21, which adopts a pension plan document for 2014.

SINCLAIR PARK

Doug Gelder and Greg Hodecker were present to represent the Sinclair Development and Charter Homes. Mr. Gelder and Mr. Hodecker explained that the sewers are installed and they are on the verge of being able to begin construction. They are requesting a waiver to be able to obtain a building permit prior to obtaining a sewer permit, as is normally required. They would like to start building model homes and possibly any homes that are sold since they are open for sales and do have some prospective buyers. If they could start building they could be ready for sales in late spring.

Mr. Kehoe thought the request was just for a model home. Mr. Pykosh asked how many model homes? Mr. Hodecker stated a single family home and a duplex unit, so it would be for 3 model homes.

Mr. Pykosh stated that he feels there should be some requirements to enter into discussions regarding requests like this – a recorded plan, sewer installation should be completed to a certain percentage, and the engineer should certify the progress. He added that once a building permit is pulled the \$1,500 recreation fee would need to be paid. Mr. Pykosh has prepared an agreement that covers all of the requirements discussed and will be on a lot by lot basis. This will indemnify the township from any issues that may arise.

Mr. Kehoe questioned Mr. Gelder regarding the paving that was done at the development without an inspector being present. Mr. Gelder wasn't aware that there was not an inspector present and if need be the contractor can tear the paving up. The wearing will not be put on for quite some time, so it will show any wear and tear.

On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to extended the maintenance bond agreement on the road surface from 18 months to 30 months. Mr. Pykosh will produce an agreement.

After some further discussion by the Board and officials it was agreed that to allow the building of model homes the main sewer line would need to be installed to a certain point, the water would not be connected to the home, sewer capacity reservation would need to be obtained from the Municipal Authority and the process of dedicating the sewer would need to be started. Mr. Simmons feels this be easier for the developers and better for the township's future.

On the motion of Mr. Simmons, and seconded by Mr. Kehoe, and by unanimous vote of the Supervisors it was duly RESOLVED to grant a waiver to DSG/Charter Homes

allowing them obtain up to three building permits for the purpose of building model homes at Sinclair Park. Mr. Pykosh will work out the agreements.

BILLS

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

STAFF COMMENTS:

Mr. Simmons wished everyone a Merry Christmas.

Mr. Rogalski wanted to make the Board aware of some activity on the Turnpike. Keystone Petroleum is looking at running a pipeline to move ethane from the west to the east.

Mr. Pykosh suggested the Board consider a sidewalk ordinance since we are having developments built that have sidewalks. With an ordinance there won't be any question down the road as to who is responsible for the maintenance and replacement. Mr. Bruening added that curb replacement should be included in the ordinance. Mr. Kehoe then added that some type of storm water management or policy should be looked into, which would set policies for maintaining swales and not diverting water on to public roads. The Board agreed to have Mr. Pykosh and Mr. Bruening work on these items.

Mr. Bruening suggested updating Act 57, which calculated the tapping fees for the Northern and Southern Districts. The last this was calculated was in August 2006. The Boards concern was that the tapping fees may get too out of line.

Mr. Kehoe mentioned a memo regarding a pipe installation on Criswell Drive. The property owner will buy the pipe and the township will install it. Mr. Castle said we agreed to do this years ago and we will stick to our word.

Mr. Kehoe wished everyone a Merry Christmas and a safe and peaceful holiday. He also thanked the Recreation Board and Fire Company for a great Santa Night. There was a great turn out. Mark Farrell's father, who comes from Delaware, plays Santa and has been doing this for 9 to 10 years.

Mr. Castle asked for the troops and their families to be remembered during the holiday season. The next meeting is January 6, 2014 with a Zoning Ordinance workshop at 5:30. The township offices will be closed December 24 & 25 and will close at Noon on December 31. The township was approved for a \$50,300 grant from DCNR for land purchase. PennDot is going to install Share the Road signs. The request from Sinclair is a new one. Keep in mind it's hard to fail, but worse to never have tried.

Mr. Simmons questioned if John Kershner at Fine Line Homes has been contacted regarding the start of his development. Mr. Rogalski will touch base with him.

Mr. Pykosh said that this is the second grant received for the purchase of the land. He talked to the seller today and settlement will take place soon.

Mr. Kehoe asked if there are restrictions given on the use of the land if we accept the grant from DCNR. Can it be used for recreation use only? Mr. Pykosh will check into the details.

Mr. Castle's trivia question was: How many pieces are given to each player in a game of checkers? 12

God Bless America.

ADJOURN

The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Karen M. Lowery
Assistant Secretary