

April 14, 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

Dick Beaty asked to comment on the Act 537 matter when it was brought up on the agenda.

Paul Christopher of West Shore EMS gave a report on responses and thanked the Board for the annual contribution. They will be attending the Senior Day activities. Mr. Dwyer questioned what plans they have for White Rock when it is cut off due to flooding. Mr. Christopher said that item is being looked at. Mr. Castle thanked West shore for their service to the township.

Steve Mitchel, 903 W. Trindle Road, asked why the sewer bill has been increased and if it will decrease some time. Mr. Simmons explained the increase is due to the Chesapeake Bay upgrades to the plant and the need to borrow more money to cover our share of the expense. Mr. Mitchel suggested selling the sewer as a waste product for fertilizer, and Mr. Bruening said Mechanicsburg has thought about that.

Mr. Mitchel was concerned with the intersection of Sinclair Road and W. Trindle Road and is concerned for his safety. Mr. Simmons said there are plans to put a traffic light at that intersection. It is a state road. Mr. Mitchel was encouraged to send letters to the state police and PennDOT. Developers in that area have contributed toward the traffic light, and it would be a collective effort between the state, Silver Spring and Monroe.

Mr. Mitchel asked about the bank compromise. Mr. Simmons explained the sophisticated manner in which the money was hacked through computer key strokes and wired to various parts of the country. A couple government bodies have been hit. Mr. Dwyer said the computer was hacked and hit the bank account and ordered the transfers to take place. As soon as the township was aware, it took a couple days to shut everything down, but the damage was done by then. We negotiated with the bank and came to a compromise. We now have insurance for this type of issue. We learned the hard way.

Bob Toporcer, 1195 W. Trindle Road, lives in Trindle Estates where the deed restrictions say the lots are to be used for single family dwellings. However, one property owner has turned his home into three separate living units, two in the home and one in the garage. Mr. Rogalski has engaged this individual on several occasions, but the last time there were no violations. The ordinance defines a dwelling unit as having working facilities and restroom in the same area. The gentleman has an active permit which can be used to gain access to the facilities to see what is going on. We must draw a line between the zoning ordinance and deed restrictions. The township will not get involved in deed restrictions. The property is not registered under the rental ordinance either, so there could be a number of violations and he will check into them.

Joe Ruth, 12 Simmons Road, had the same concern with the property being used as three rental units. He spoke to Mr. Rogalski about 9 months ago. There is a unit on the first floor of a ranch home, and the basement has been turned into a unit. Then the detached garage is the third unit. He was concerned with needing more than one entrance when a basement is turned into an apartment. Mr. Rogalski said he would check into it.

Janet Hosler, 1632 Williams Grove Road, was very concerned with the condition of 1634 Williams Grove Road. The people left six months ago and it is in terrible shape. The windows and doors are broke out. The garbage can be shoveled. Mr. Rogalski said he has issued a cease and desist and issued a citation for the fifth time. The property is up for sheriff's sale in June. It is in bank possession, which changes hands very quickly. He has never been able to talk to anyone. We can only fine them on a civil basis. Mr. Bogar is hoping someone will purchase it through sheriff's sale and fix it up, or have the bank take back the property and fix it up and sell it. Options are to wait for the sheriff sale, while taking a look at the title and parties involved; keep fining them to see if it produces any compliance; each citation is an equity action to have the property cleaned up; or try the blighted property act. Mr. Simmons said we have been dealing with this for a long time. The Board agreed to look at options 3 & 4. Mr. Rogalski said he has been working on it for 2.5 years. Mr. Dwyer questioned where we get payment for the citations, and Mr. Rogalski said it comes from the district justice. Each five days would be a separate violation. The fines could build up, which would require a warrant, and then arrest, and nothing is resolved.

Reza Azizkhan supports the traffic light for the intersection of Trindle and Sinclair Roads. It is an urgent matter. Sinclair is used as a conduit to other areas. Mr. Bruening said the cost estimate was \$150,000 - \$160,000 to install the traffic light. Right-of-way must be bought.

#### APPROVAL OF MINUTES

**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 minutes of the March 10, 2011 Regular 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.**

ZONING OFFICER'S REPORT

Mr. Dwyer questioned when the re-paving in White Rock will begin with the water company and Mr. Rogalski said within 2-3 weeks.

Mr. Simmons asked about the ordinance for solar uses. Mr. Rogalski said county will put together a model ordinance for solar, wind, and outdoor wood burners that will be shared with all townships.

**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.**

UNFINISHED BUSINESS

TRAFFIC ORDINANCE 2011-01

Mr. Bogar said the township has gone through the process to re-adjust speed limits on portions of 54 roads in the township. The proper engineering studies have been performed. The ordinance is prepared, has been advertised, and is ready for action.

**On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to adopt Ordinance 2011-01, which establishes certain speed limits on certain streets in Monroe Township.**

STORM WATER MANAGEMENT ORDINANCE

Mr. Bruening provided a memo dated February 28, 2011 with his recommendations for revisions to the Storm water ordinance. The Planning Commission has reviewed the revisions and has recommended approval to the Board of Supervisors. Mr. Rogalski also provided an email dated March 2 of several revisions. The next step is to prepare the ordinance and advertise, incorporating all suggestions from Mark and Greg. Comments from the county have not been received yet.

**On the motion of Mr. Simmons, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED that once the county comments are received, then the Storm water Ordinance will be prepared and advertised to update the Storm Water Ordinance 1998-02.**

## ACT 537

Dick Beaty provided a written copy of his comments of observation of the sewer project that took place in 2002, and the people who got an extension from hooking to the sewer in Lisburn Meadows until 2013. He understands there are a lot of considerations, but feels these people should have to pay for the sewer extension. They have been informed this day was coming to hook up because the Municipal Authority has been sending notices over the years. There is a sewer line under Lisburn Road and North Loop has also been crossed.

Mr. Simmons said consideration must be given to the cost involved and how many homes could hook up. Extending the lines will be picked up by all the people on that sewer. Mr. Bruening said a separate sewer district could be created so only the people benefiting would pay for it.

The Board agreed to have the information provided reviewed by the Municipal Authority Board and a recommendation made by them before the Supervisors make a decision. The Board also requested another reminder be sent to the people that this matter is under deliberation and to be prepared.

Mr. Bruening reminded the Board there are no extra flows. The EDU's for this project are set aside on paper, but when you look at the flows we don't have them. Right now this extension is not a necessary item.

## APPALACHIAN TRAIL CONSERVANCY

Mr. Bruening was not able to get together with the trail people to check the site. He was going to tell them what size pipe is needed for a culvert, locate the driveway, lay out a parking lot, and to see if we can get road millings from the Churchtown project. PennDOT has said no one can get the millings because of politics. Mr. Rogalski said there would be a significant amount of millings coming from the water company project in White Rock.

The Board agreed to find out if the township insurance will cover their personnel doing work on federal government property; to find out exactly what the township is being asked to do and to what extent they want us to be involved; and to find out if there are any government agency approvals that must be obtained. How does the federal government see us in this initiative?

## REVOKING PRIOR ORDINANCES

Mr. Bogar said before revoking an ordinance, a new ordinance must be in place to cover the original intent and to revoke the prior ordinance. Any ordinance that needs adjusted would be amended as opposed to revoked.

**On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to take the necessary steps to revoke Ordinance 8 of 1963, which is for discharging fire arms; and Ordinance 2 of 1969, which is road construction specifications, and to take the necessary steps to amend Ordinance 3 of 1974, the Soliciting &**

**Peddling requirements, and Ordinance 1 of 1975, the dog ordinance.**

Mr. Rogalski will provide the proposed amendments for the Soliciting & Peddling and Dog Ordinances.

NEW BUSINESS

ROAD BIDS

**On the motion of Mr. Dwyer, and seconded by Mr. Castle, and by unanimous vote of the Supervisors it was duly RESOLVED to advertise the list of road material bids as prepared.**

HEALTH INSURANCE RENEWAL

**On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to renew the health insurance policy with Highmark as outlined, which includes a 9.7% rate increase.**

TRI-COUNTY MEMO OF UNDERSTANDING

The Board was unsure what the purpose or intent of the Memo of Understanding was for from the Tri-County Regional Planning Commission, so it was decided to request their attendance at the next meeting to provide an explanation.

LOCUST POINT BRIDGE

Mr. Simmons mentioned the bridge replacement project, and working with Tri-County on future transportation plans for the area. He would like to see the Board come to some kind of agreement on where it stands on this matter.

Mr. Dwyer said he originally was opposed to the replacement of the bridge and was hoping the money could be used for something else in the township, such as sewer, or to see the state save the money. However, he learned that once the money is appropriated, it will be spent by the state, if not on our project, then on something else anywhere in the state. He questioned what the bridge would look like. Mr. Bruening said probably a pre-cast concrete bridge, similar to the new bridge on Williams Grove Road. Mr. Dwyer said he would like to say no to the project in a way to tell the state not to spend the money. There are other projects in the township that are more pressing.

Mr. Simmons asked the Board to think about their position until the next meeting when it will be an agenda item.

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. Bruening mentioned the Highway Occupancy Permit conditions for the Churchtown project. The state wants the township to sign off on the agreement that the township is responsible for maintaining the cross walks or replacement if necessary. This matter will be placed on the next agenda.

Mr. Rogalski said he is working on getting the RFP prepared for the second round of grant money for the energy audit and upgrades. The state Senate repealed the residential sprinkler law so it will now go to the Governor.

Mr. Bogar asked if any additional information has been received from South Middleton Municipal Authority for the amount or financing schedule for the plant upgrade project, which nothing has been received since the estimate in November 2010. Mr. Simmons mentioned South Middleton added two more members to the Authority Board, but not Monroe.

**On the motion of Mr. Castle, and seconded by Mr. Dwyer, and by unanimous vote of the Supervisors it was duly RESOLVED to request to be placed on the next meeting agenda for the South Middleton Township Municipal Authority to discuss the plant upgrade project costs, the time table for having financing in place, and representation on their Board. Mr. Dwyer will attend the meeting, along with a representative from the Monroe Municipal Authority.**

Mr. Dwyer announced it is public knowledge that he is a candidate for the Cumberland Valley School Board. If he is fortunate to win, he would have to resign his Township Supervisor position. He would do that with a heavy heart as he likes being a Supervisor. He feels he can contribute more to the community as a member of the school board. Everyone wished him good luck.

Mr. Castle said the school district is thinking about shutting down the Monroe Elementary School. The children would go to either Silver Spring or Middlesex elementary schools. Mr. Dwyer said they are looking at budget costs, and this is one of the options. There are 250 children in the Monroe School. There are about 1,000 new houses on the books in proposed developments. Mr. Simmons mentioned numbers are dropping. Middlesex School was redone and has a lot of extra classes. The school pays a lot of money toward the sewer, which will hurt the township. Mr. Dwyer said it is just a consideration, it is not final. The school could be turned into a warehouse or could be sold; it would be up to the school board to decide.

Mr. Simmons gave a report on the West Shore EMS. Upper Allen has provided four bays for EMS, which is helpful. There is a lot of competition with the elderly homes and ambulances coming from big cities and cutting prices with unqualified people.

Mr. Simmons mentioned the Easter flower sale on April 22 & 23.

ADJOURN

**The meeting was adjourned at 8:45 PM.**

Respectfully submitted,

Marjorie E. Metzger  
Administrative Assistant