

LOWER FREDERICK TOWNSHIP BOARD OF SUPERVISORS

Meeting Minutes

April 5, 2016

LFT Municipal Building
53 Spring Mount Road

Mr. Ron Kerwood, Vice Chairman called the meeting to order at approximately 7:00 pm followed by the Pledge of Allegiance.

Board of Supervisors Present: Ron Kerwood, Vice Chairman
Terry Sacks, Supervisors

Township Staff Present: Tamara Twardowski, Manager
Carol Schuehler, Engineer
Tom Keenan, Esq.

Meeting Minutes:

March 1, 2016 Regular Meeting –

A motion approving the minutes of the March 1, 2016 Regular Meeting –

Motion – Mr. Sacks Second Motion – Mr. Kerwood

Motion Approved by a 2-0 Vote

March 29, 2016 Work Session Meeting –

A motion approving the minutes of the March 29, 2016 Work Session Meeting –

Motion – Mr. Kerwood Second Motion – Mr. Sacks

Motion Approved by a 2-0 Vote

Reports:

Treasurer

Ms. Lorraine Cuddy, Treasurer submitted her monthly financial report for the Supervisors review.

A motion to approve the Treasurer's report and pay all bills –

Motion – Mr. Kerwood Second Motion – Mr. Sacks

Motion Approved by a 2-0 Vote

At this point in the meeting Mr. Kerwood turned the meeting over to Ms. Twardowski.

Engineer

Ms. Schuehler reported that the township received four bids for sealing over 5 miles of township roads this year. She recommended the Board consider award of the Double Chip Seal contract to Asphlat Industries the lowest responsible bidder at a total price of \$145,425.00. She then advised that she is leaving the firm of Urwiler & Walter to join Cedarville Engineering Group. She has requested the Board consider revising her appointment to reflect the new firm.

Mr. Keenan read the resolution that he prepared authorizing the appointment of Cedarville Engineer Group LLC and its employee Carol Schuehler, PE as the township engineer and removes Urwiler & Walter Inc.

A motion approving Resolution 16-25 appointing Cedarville Engineer Group, LLC and Carol Schuehler, PE as Township Engineer –

Motion – Mr. Kerwood Second Motion – Mr. Sacks

Motion Approved by a 2-0 Vote

A motion to award the Double Chip Seal contract to Asphalt Industries –

Motion – Mr. Kerwood Second Motion – Mr. Sacks

Motion Approved by a 2-0 Vote

Ms. Twardowski advised that the roads to be seal coated this spring or summer will be Cepp Road, Gerloff Road North of Yerger and South of Yerger, Meng Road, Cemetery Road and Min Hill between Meng and Delphi also Yerger Road between Delphi and Gerloff. This is to help maintain the life of the work done to these roads in the last few years.

Solicitor

Mr. Keenan reported that he filed 74 sewer liens for past due property owners. He reviewed the history of the Ragusa tract and met with the current proposed development group. He prepared a letter required from the township auditors rendering a legal opinion concerning the financial statement of the township. His office also prepared an advertisement for a public hearing for a Conditional Use application that is to be heard next month. He reviewed the zoning to prepare for that hearing.

Code Enforcement

Mr. Mark John, Code Enforcement Officer submitted his monthly report. He issued 7 Building Permits for an estimated construction value of \$71,533.00. There were 4 Use and Occupancy permits issued for re-sale.

Police

Chief Paul Maxey submitted his monthly report. There were 108 incidents with 85 of them handled by Lower Frederick Police Department and 23 by the State Police.

Lower Frederick Fire Co.

A report for the month of March 2016 was submitted. There were 4 fire calls with 1 of those calls in Lower Frederick.

Planning Commission

The minutes from the March 10, 2016 meeting were submitted. The Commission reviewed a Minor Subdivision for a lot line adjustment for property at 1005 and 1009 Gravel Pike. Mr. Tim Hendricks and Mr. John Kennedy were present to discuss the Melborne Hill tract off Little Road. Discussion continued about transfer of development rights. There was also more discussion on

the type of housing units the township would like to see there as well as road configurations and open space areas. The discussions revolved around a sketch plan. The Commission also discussed the Montco 2040 Grant Program. The county is providing \$1,000,000.00 in 2016 to Montgomery County municipalities for grant applications. Mr. Phil Smith discussed property off of Meng and Game Farm Road that is owned by Furia. The family is considering selling the property. He questioned if the Township would be interested in purchasing the property for open space. There was no decision made that evening but it was noted that the Township does not have the money even for a matching 10% at this time.

Manager Report

- Zoning Hearing Board

Ms. Twardowski advised that Tim Henry a member of the Zoning Hearing Board has resigned from the Board. The alternate member Mike Yaroch would like to be appointed to the remainder of Mr. Henry's term.

A motion appointing Mike Yaroch to the Zoning Hearing Board completing the term expiration date of 2016

Motion – Mr. Kerwood Second Motion – Mr. Sacks

Motion Approved by a 3-0 Vote

With this appointment it leaves an open position for an alternate on the Zoning Hearing Board. There are also openings on the Park Board if anyone is interested.

- Conditional Use Hearing

There is a Conditional Use Hearing scheduled for May 3, 2016 at 7:00pm. It is to discuss the application submitted by Little's (John Deere). They purchased property across the street from the business with the intention of using it for employee parking and equipment that they are selling.

- Zoning Hearing

An application for a Zoning Hearing for property of 303 Big Road which is the corner of Rt73 and Simmons Road was received. The area is zoned Limited Industrial. The owners of the property are living in the building. They are asking for relieve with the hardship being that when they purchased the property it was allowed and they were not aware of the zoning change. The Hearing is scheduled for May 2, 2016.

- Montco 2040

Grant applications are being accepted April 1st through May 1st. One of the categories is connecting municipal facilities with county facilities. Over the years the Township has discussed getting the high density area of the Township to the trail and Foy Park safely. There is a natural worn path around the storm basin between Village Dr. and Mary Hill. Making this into a trail using a grass paver that is handicap assessable would make for a safer route then walking down Spring Mount Road. At the request of the Board Ms.

Schuehler gave an estimated cost of \$45,000.00. The Township would need the cooperation of the Spring Mount Townhomes Owners Association.

A motion approving Resolution 16-26 outlining the Township's desire to obtain \$36,000.00 from the Montco 2040 grant program

Motion – Mr. Kerwood Second Motion – Mr. Sacks

Motion Approved by a 2-0 Vote

Public Comment

Trudy Hadden, 27 Aspen Way – questioned the safety aspect of the trail without the installation of sidewalks on Spring Mount Road

Response – This would be Phase 1 and next year the Township would be looking to apply for a grant to do sidewalks on Spring Mount Road

Paula Dickey, 5 Mary Hill Road - Would you be notifying the people that live on Mary Hill or will we one day just see people coming through the connection? Who will maintain it?

Response – Notice of the grant application came about very quickly. We are in the process of discussing with the Home Owners Association and the people on Mary Jane and Mary Hill could be notified as well. The Township would have the ultimate responsibility to maintain it.

- Cuddy Park

Three proposals were received for the pavilion. The vendors were contacted to update their proposal to include a one foot overhang all the way around. Two were returned. The lowest quote was \$12,200.00.

A motion authorizing purchase of materials for the pavilion not to exceed \$12,200.00.

Motion – Mr. Kerwood Second Motion – Mr. Sacks

Motion Approved by a 2-0 Vote

Public Comment

Paula Dickey – Are you saying the Township is paying for this? Can the money be put toward the sewer and put off getting the pavilion?

Response – Yes the Township is paying for the pavilion. The General Fund is a tax base and the Sewer Fund is through sewer rental. You cannot use money from the General Fund on sewer related items unless there is a special referendum and tax for that.

With no further business a motion was made and seconded to adjourn the meeting.