

## LOWER FREDERICK TOWNSHIP BOARD OF SUPERVISORS

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Meeting Minutes

November 1, 2016

Lower Frederick Township  
Municipal Building  
53 Spring Mount Road

Bob Yoder, Chairman called the meeting to order at approximately 7:00 pm followed by the Pledge of Allegiance.

**Board of Supervisors Present:** Bob Yoder, Chairman  
Ron Kerwood, Vice Chairman  
Terry Sacks, Supervisor

**Township Staff Present:** Tamara Twardowski, Manger  
Carol Schuehler, Engineer  
Damien Brewster, Esquire

### Meeting Minutes:

A motion to approve the Meeting Minutes of August 30, 2016,  
Supervisors Work Session

Motion – Mr. Yoder Second Motion – Mr. Kerwood Approved – Mr. Sacks

A motion to approve Meeting Minutes of September 27, 2016  
Supervisors Work Session

Motion – Mr. Yoder Second Motion – Mr. Kerwood Approved – Mr. Sacks

A motion to approve Meeting Minutes of October 4, 2016 General Meeting

Motion – Mr. Yoder Second Motion – Mr. Kerwood Approved – Mr. Sacks

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

Motion – Mr. Yoder Second Motion – Mr. Kerwood Approved – Mr. Sacks

Meeting turned over to Ms. Twardowski

### Reports:

Engineer:

Ms. Schuehler

- Gerloff Bridge maintenance will be under way next week. Gerloff Road will be closed November 7 & 8, 2016. Closure dates are subject to change due to weather conditions.

Solicitor - Damien Brewster presented this monthly report

- Worked on the final ordinance revisions to the Use and Occupancy Certificate requirements including the certificate fees for residential dwellings upon the resale. We also prepared the advertisement necessary for consideration in the ordinance.
- Worked on coordinating with the County concerning a possible trail over county owned land from Delphi Junction to the Boro of Schwenksville. Coordination includes property owners on either end of the trail and the Montgomery County Parks Bureau.
- Reviewed a proposed safety manual to be implemented by the Township at the recommendation of our insurance underwriter.
- For the waste water treatment plan project we reviewed bid documents for the general manager and electric work and prepared an opinion as to these submissions.
- Researched the possibility of an Agricultural Security Area (ASA) for Lower Frederick Township. Linda Jansson, a local resident, has volunteered to help Mr. Brewster reach out to other residents in our community to determine interest in joining the ASA. She would like to have an informational meeting at the township building for interested land owners. Mr. Brewster's firm is assisting Ms. Jansson with any legal questions. She is also getting assistance from the County Planning Commission.

A motion to consider the Use and Occupancy Amendment , Ordinance 16-05 which revises Chapter 58 Certificates of Occupancy.

Motion: Mr. Yoder      Second: Mr. Kerwood

This change gives an alternative procedure for the sale of residential 1 and 2 family homes where a full inspection was previously required by an inspector. Under the new ordinance the seller or buyer would be required to complete an affidavit affirming they have smoke detectors on each floor and in each bedroom. If there is certain types of equipment in the home there would also have to be carbon monoxide detectors. They would also be required to state whether or not they are connected to public sewer. If they are connected to Lower Frederick's Sewer, our Sewage Inspection Officer would confirm there is no sump pump connected to our system. If connected to Schwenksville Sewer Authority our Sewage Inspection Pfficer would also check lateral lines. After receipt of a notarized Affidavit, a Certificate of Occupancy (for 1 and 2 family residential homes) would be issued. The building inspector does not need to be the person issuing the Certificate.

Mr. Schmitt ( 209 Silverbrook Dr.) asked for clarification as to whether we would require GFCI receptacles on the new certificate and whether compliance to the code is based on the honor system. Mr. Brewster confirmed that to be correct and further clarified that this change applies only to the proposed Use and Occupancy Certificate for residential resale of 1 and 2 dwelling units.

A motion to Approve the Use and Occupancy Amendment 16-05 which revises Chapter 58 Certificates of Occupancy.

Motion: Mr. Yoder    Second: Mr. Kerwood    Approved: Mr. Sacks

Tamara Twardowski presented reports on the following departments for September:

### Police

During the month of October the police department handled 97 incidents, 38 were responded to by the Pennsylvania State Police. A copy of their report will be posted on the website.

### Ambulance

During the month of October the ambulance had 19 calls in Lower Frederick, 138 calls year to date.

### Public Works

- Road mowing
- Paving in conjunction with Upper Frederick Township
- Installed some light bulbs and new locks throughout the Township Building
- Installed pervious pavement at the Cuddy Park Pavilion. The Pavilion is now up and ready for use. It provides tables, grills and trash cans and ADA accessible walkway up to the pavilion.
- Patch paving on Fulmer Road
- Crack sealed the new cross pipes on Swamp Creek Rd. and Zieglerville Rd.

### Planning Commission

The Planning Commission did meet in October and discussed the Greenway subdivision of the Ragusa Tract and moved that to the Supervisors for approval.

### Park Board

The Park Board did meet in October and discussed the Fall Fest which was cancelled due to the weather.

### Administrative

At last month's Work Session the supervisors approved fixing the retaining walls at the Township building. That work will be done later this week. The fence will also need replaced.

A motion to replace chain link fencing on top of the retaining wall at a cost of up to \$1,800.

Motion- Mr. Kerwood      Second Motion- Mr. Yoder      Approved- Mr. Sacks

Mr. Schmitt (209 Silverbrook Dr.) questioned if the fence would be replaced by Election Day.

Ms. Twardowski requested an Executive session follow tonight's meeting to discuss personnel.

The Township Building will be closed November 24<sup>th</sup> and 25<sup>th</sup> for Thanksgiving.

Mr. Schmitt (209 Silverbrook Dr.) expressed concerns relating to slippery areas on the Route 29 & 73 Bridge currently under repair, specifically on cold mornings. Ms. Twardowski will follow up with the contractor.

With no further items the meeting was adjourned.