

**BOARD OF SUPERVISORS
MINUTES OF MONTHLY MEETING
APRIL 26, 2006**

The monthly meeting of the Longswamp Township Board of Supervisors was held at the Longswamp Township Municipal Building, 1112 State Street, Longswamp Township, Mertztown, Pennsylvania, 7:30 p.m., prevailing time as previously advertised and posted.

PLEDGE TO THE FLAG. ROLL CALL.

Officials Present: Donald C. Siegfried, Chairman; Bruce E. Hall, Vice Chairman; Steven C. Wyka, Supervisor; Harry Barrell, representing the Engineer; Jill Nagy, Esquire, representing the Solicitor, Joni McPike, Treasurer, and Barbara Ebert, Secretary.

CALL TO ORDER

Chairman Siegfried called the meeting to order at 7:35 p.m., and announced the reading of the minutes of the regular meeting of April 11, 2006, would not take place. Draft copies of those minutes were available in the meeting hall.

APPROVAL OF MINUTES

Bruce Hall made a **motion** to approve the minutes of the regular meeting of April 11, 2006; Steve Wyka seconded that motion. All in favor.

APPROVAL OF TREASURER'S REPORT

Steve Wyka made a **motion** to approve the Treasurer's Report for March 2006; Bruce Hall seconded that motion. All in favor.

ANNOUNCEMENTS

An Executive Session of the Board of Supervisors was held from 6:00 to 7:20 this evening (April 26, 2006) to discuss personnel issues.

PUBLIC COMMENT

Mr. Mark Calafati requested clarification of Mr. Orwig's professional relationship with Grande Land, L.P. in regard to a possible conflict of interest. Mr. Orwig explained that his firm is not the full-time solicitor for Grande Land, but has worked with Grande in matters requiring a particular expertise as municipal solicitor. An Ethics Committee review has confirmed that there is no conflict of interest. The Board of Supervisors expressed full confidence in the Solicitor.

Ms. Joan Falcone asked if the request for Agricultural Zoning raised at previous meetings will be addressed. The Supervisors responded that workshops will be held in the near future to investigate possible changes and updates to the Zoning Ordinance. The Engineer noted that changes of this nature may require changes to the Comprehensive Plan.

Mr. Winfield Lease noted that previous changes to the Zoning Ordinance have occurred quickly; will Agricultural Zoning be addressed in the near future? The Supervisors explained that legal formalities must be followed.

Ms. Alane Falcone requested clarification of several items in the new Zoning Ordinance. Mobile Home Park Zoning was not assigned to two (2) smaller mobile home parks in which no expansion is expected. Greenway maintenance expenses will not, for the most part, be the responsibility of the Township. Homeowner's associations will be established to maintain greenway areas. In some rare circumstances, the Township may accept open land to create park areas for public use. The Zoning Ordinance will not be available online. A summary of the ordinance will be available on the website; the Ordinance will be available for purchase at the Township office.

Ms. Wendy Ney Manley (Golden Meadows II) requested verification that open space requirements in the Zoning Ordinance have been reduced from 60% to 55% in the enhanced density areas.

Bruce Hall made a **motion** to refer an issue, raised by residents, that a wooded area on the proposed Golden Meadows II development be preserved to the Planning Commission for resolution; Steve Wyka seconded. All in favor.

ENGINEERING, ZONING AND PLANNING COMMISSION REPORT – Harry Barrell
Zoning Ordinance

Bruce Hall made a **motion** to adopt the Zoning Ordinance #230 (Revised Draft dated February 28, 2006) with changes included on Hanover Engineering's letter dated April 26, 2006; Steven Wyka seconded that motion. All in favor.

Zoning Ordinance #230 will be effective five (5) days after signing (May 2, 2006).

Traffic Impact Advisory Committee Meeting

Hanover Engineering, in their letter dated April 26, 2006, has revised their professional fee per intersection included in the study from an average cost of \$20,000 to \$12,000. It is also noted that Topton Borough has declined the offer to be included in the study.

Bruce Hall made a **motion** to authorize Hanover Engineering to proceed with traffic counts for the Traffic Impact Study; Steve Wyka seconded. All in favor.

Counts should be completed before school is out.

A meeting of the Traffic Impact Advisory Committee will be held on April 27th at 6:30 p.m in the Longswamp Township Municipal Building.

Subdivision and Land Development Ordinance (SALDO)

Significant changes are required due to the adoption of the new Zoning Ordinance. Distribution of final draft to Planning Commission and Berks County anticipated by May 15, 2006.

Board of Supervisors clarified Article 3 of the SALDO for the Solicitor:

Shall be modeled after Growing Greener

Properties need not be posted

Pre-meetings (to be combined):

Triggered by same application and plan submittal

Must occur within 45 days from first Planning Commission submission

Pre-meeting discussion is not official or binding

Stages of review may be combined in pre-meeting; developer must request

Committee consists of Planning Commission members (not quorum), 1 officially designated Supervisor, 1 representative of the Township Engineer, 1 representative of the developer

Conditional Approval:

Should be satisfied within 6 months

Preliminary Plan must have final plan submitted within 12 months or approval is void

Time Extensions must be submitted in writing and followed up with a resolution

SOLICITOR'S REPORT

Letter received from Commerce Bank dated April 13, 2006, verifying their willingness to secure \$5-6 million in financing for sewer project.

Letter received from W. B. Homes (Chartwell Manor). Solicitor to respond in writing explaining that concept plan was not received by the Township as an official submission and no engineering review has been done on that plan. She will also inform them that they cannot be under both new and old ordinance.

Environmental Advisory Board

Bruce Hall made a **motion** authorizing the solicitor to review the proposed Environmental Advisory Board ordinance and prepare a draft ordinance for the Board of Supervisors' approval; Steve Wyka seconded. All in favor.

RECREATION REPORT – Bruce E. Hall

Vandalism in Pavilion #2

Treasurer to obtain quote for damage repair and check insurance for possible claim filing.

Regional Park System

Steve Wyka made a **motion** authorizing Longswamp Township Parks and Recreation Board to schedule a public workshop to discuss cooperative recreation arrangements between Rockland Township, Longswamp Township, District Township, Borough of Topton and Brandywine Heights Area School District; Bruce Hall seconded. All in favor.

Steve Wyka made a **motion** to accept the resignation of the summer playground director, Stacey Cooper, and authorized advertisement for new director; Bruce Hall seconded. All in favor.

Spring Clean Up will be held on Saturday, May 20, 2006, from 8:00 a.m. to 3:00 p.m. at the Longswamp Township Park Pavilion #2. Flyers will be sent to residents and will also be available at the Township office.

ROADMASTER REPORT

Mr. Lee Moyer related a problem with water running down onto his property as well as property owned by Mrs. Geist. As the runoff also affects the Longswamp Township Municipal building, the roadmaster will work with the neighbors to resolve the situation. A review of the area will be done by the Township Engineer and the Solicitor will prepare Right of Entry agreements.

Steve Wyka made a **motion** authorizing the engineer and solicitor to take whatever action is necessary to alleviate the stormwater drainage problem at the intersection of the township property with the properties owned by Mr. Moyer and Mrs. Geist; Bruce Hall seconded. All in favor.

OLD BUSINESS

Letter from East Penn Manufacturing Co., Inc.

Bruce Hall made a **motion** to defer building inspections and occupancy permit issuance to the Borough of Topton review by American Inspection Agency as long as the township receives copy of AIA reports; Steve Wyka seconded. All in favor.

Solicitor Nagy is working with Attorney Mulligan to resolve issues related to variances.

Bruce Hall made a **motion** to accept the resignation of Ruth Lippincott from the Planning Commission; Steve Wyka seconded that motion. All in favor.
The Supervisors thanked Ms. Lippincott for many years of faithful service.

NEW BUSINESS

None at this time.

RECORD NOTES

None at this time.

APPROVAL OF BILLS

Bruce Hall made a motion to approve processing for payment, bills totaling \$64,831.94; Steve Wyka seconded that motion. Roll Call Vote: Bruce Hall, Yes; Don Siegfried, Yes; Steve Wyka, Yes.

BOARD COMMENTS

None.

ADJOURNMENT

Bruce Hall made a **motion** to adjourn the meeting at 9:26 p.m.; Steve Wyka seconded that motion. All in favor.

RECONVENE

The meeting was reconvened at 9:27 p.m. to complete one item:

Award of Bid for Road Materials

Steve Wyka made a motion to award the contract for purchase of road materials as detailed in the bid submitted on April 11, 2006.

ADJOURNMENT

Bruce Hall made a **motion** to adjourn the meeting at 9:28 p.m.; Steve Wyka seconded that motion. All in favor.

Respectfully submitted,

Barbara K. Ebert
Township Secretary