

Honey Brook Township Board of Supervisors Regular Meeting Minutes

November 12, 2014

The regular meeting of the Honey Brook Township Board of Supervisors was called to order at 7:07p.m. Supervisors John McHugh, Joe Fenstermacher, and Tracy Olsen were present, as was Township Administrator Antoinette Antonini, Township Solicitor John Good and Township Engineer Michael Reinert.

In accordance with Resolution 2-1012, it was announced that Scott Stilson, 275 Vincent Drive, was recording the meeting.

The meeting was opened with the Pledge of Allegiance led by Boy Scout Troop 9, Honey Brook. The Scouts were each introduced by the Scoutmaster, Steve Ferstler.

Public Hearing

The hearing was opened by John McHugh at 7:10 pm. The hearing was then turned over to Township Solicitor John Good.

Ordinance 176-2014, Property Maintenance Ordinance. The International Property Maintenance Code (IPMC) is an elective code that a municipality may choose to adopt to ensure additional remedies for the continued maintenance of existing properties. After significant discussion with the Township Board & Planning Commission, portions of the IPMC are under consideration for adoption on a Township wide basis by ordinance. The draft ordinance was properly advertised in the Daily Local News and was made available for public inspection at the Township Administration Office. John Good then opened the floor for questions.

Dick Reeder, Tel Hai, asked if this code would be applied on a Township wide basis and how it would be enforced. John Good and Mike Reinert explained that it is a Township wide ordinance and would be enforced by Technicon Enterprises as the Code Enforcement Officer on a written complaint reactive basis.

There being no further questions or comments, the hearing for Ordinance 176-2014 was closed,

and the hearing for **Ordinance 177-2014, Amendments to Mobile Home & Mobile Home Park Ordinance** was then opened.

John Good stated that this ordinance was likewise advertised and available for inspection at the Township Admin Office. John Good explained that this ordinance updates verbiage and definitions of Mobile Homes and Manufactured Homes, provides standards that the owner of a Mobile Home/Manufactured Housing park should meet and maintain to ensure proper maintenance of all infrastructure and dwellings on a regular basis. The ordinance also references the property maintenance code previously discussed as part of the update.

Rick Florio, of Marsh Creek Church in Lionville, stated that he helps those in financial need. He stated that he has spent more time at these trailer parks than anywhere else. One in particular is Brandywine Terrace; the conditions there are deplorable. There are holes in walls and floors of many homes. He is hoping the Board will work to address that situation.

Joe Fenstermacher stated that that was one of the reasons this ordinance was put together.

John Good stated that if a home is owned by park owner, they would be subject to enforcement. If the home is owned by someone else then they would be liable.

Seeing no other questions or comments, the hearing was closed at 7:17 pm.

Joe Fenstermacher made a motion, seconded by Tracy Olsen, to adopt Ordinance 176-2014, Property Maintenance Code. All in favor. Motion carries.

Joe Fenstermacher made a motion, seconded by Tracy Olsen, to adopt Ordinance 174-2014, Amendments to Mobile/Manufactured Home & Mobile/Manufactured Home Park Ordinance. All in favor. Motion carries.

Approve/not Approve Deed of Dedication Sewer Line. John Good stated that this agreement is to transfer the ownership of the sanitary sewer extension line serving the Township buildings over to the Sewer Authority (NCCMA).

Joe Fenstermacher made a motion, seconded by Tracy Olsen, to approve the Deed of Dedication for the Sewer Line. All in favor. Motion carries.

Approve/not Approve Administrator/Manager agreement.

John Good stated that he was asked to draw up an agreement for the Township Administrator/Manager. The agreement interchanges the titles of Administrator and Manager until such time as an appointment of manager happens.

There was further discussion and clarification on the agreement from the Solicitor, Board and Administrator.

Joe Fenstermacher made a motion, seconded by Tracy Olsen, to approve the Administrator/Manager agreement. In favor – Fenstermacher, Olsen. Against – McHugh. Motion carries.

Consent Agenda: Minutes of October 8th regular meeting; October 18 and October 30 special meetings and bills/receipts

Joe Fenstermacher made a motion, seconded by Tracy Olsen, to adopt the consent agenda. All in favor; motion carried.

Treasurer’s Report as of October 31, 2014

		October		
Assets--Gen Fund	\$1,339,479.38	General Fund Receipts	\$99,604.14	
Assets--Cap Reserve	\$960,788.44	General Fund Expenditures	\$139,781.72	
Assets--Op Reserve	\$350,465.81			
Assets--State Fund	\$252,662.75	Cap Reserve Receipts	\$25,956.08	
Assets--Land Pres (EIT)	\$334,122.66	Cap Reserve Expenditures	\$0.00	
Assets--Land Pres Fund	\$906,539.45			
Total Assets				
<i>total Land Pres</i>	\$1,240,662.11	Op Reserve Receipts	\$38.69	
		Op Reserve Expenditures	\$0.00	
Assets in Restricted Account				
Gen Fund--Recreation	\$44,747.65	State Fund Receipts	\$31.20	
Gen Fund--Hlth Reimb	\$6,783.71	State Fund Expenditures	\$63,476.57	
Land Pres	\$1,240,662.11			
		Land Pres Fund Receipts	\$30,077.97	
Liabilities--Gen Fund	\$147,074.39	Land Pres Fund Expenditures	\$27,667.81	
Liabilities--Cap Reserve	\$962,959.00			
Liabilites--Op Reserve	\$150,000.00			
Liabilities--State Fund	\$184,793.00			

Honey Brook Township Board of Supervisors Regular Meeting Minutes
November 12, 2014

Liabilities--Land Pres	\$2,093,929.48	Sinking Fund (Loan)	
Total Liabilities		Assets	\$12,347.67
		Liabilities	\$3,951,330.00
Equity--Gen Fund	\$1,192,404.99	Land Preservation (Loan)	
Equity--Cap Reserve	-2,171	Assets	\$0.00
Equity--Op Reserve	\$200,465.81	Liabilities	\$687,520.00
Equity--State Fund	\$67,869.75		
Equity--Land Pres	-\$853,267.37		
Total Equity	\$605,302.62		

Departmental Reports

Roads: no report.

Administration: The Born Learning trail was installed last week.

She stated that she had heard back from the Delaware Valley Regional Planning Commission (DVRPC) & the Chester County Planning Commission (CCPC), and they don't see any means for looking into a study at the Intersection of Beaver Dam, Icedale, and South Birdell Roads concerning flooding. A study would have to be done by the Township Engineer for Icedale Road; not the DVRPC or CCPC and South Birdell is a State Road.

Joe Fenstermacher stated that the Township has already done two studies. It's the bottleneck of the watershed. I was down there with Senator Hennessey and all kinds of people, and there is no easy fix. It would cost a billion dollars to try to fix it and it still might not work.

Land Preservation—no meeting was held in August.

Parks and Recreation: Toni Antonini stated she had already mentioned the Born Learning trail. The committee has wrapped up for the year. They do not meet in November and December, so there will be a reorganization meeting in January.

Planning Commission: Mike Reinert stated that at this month's meeting they will be looking at two new final plan submissions-- Poplar Realty (Tax Parcel Number 22-8-52) & Village Greene (TPN 22-8-86), Phase II.

Board of Supervisors

2015 Goals: John McHugh stated that the revision to the Human Resources manual is an outstanding goal.

225th Anniversary Celebration

Events: John McHugh stated that at the next board meeting, there will be a close-out to the anniversary year celebration.

Certificate of Acknowledgement(s): John McHugh stated that these would be given out to numerous people in the community at the next Board meeting.

Announcements

Vacancies on Park & Recreation Committee (2) – John McHugh stated that interested individuals shall submit resume/letter of interest to the Township Administrator.

Open Forum

Frank Galbraith—Chester County SPCA (Society for the Prevention of Cruelty to Animals). The Board was given some materials to review. Mr. Galbraith reviewed the amount of money for the services and some of the changes in the contracts and options.

Frank stated that the SPCA's expenses are hitting the roof. Honey Brook Township has a limited contract for 2014--\$500 for the year, plus stray boarding \$100/per. There is no enforcement under that contract, meaning the SPCA does not come out to retrieve animals in the Township—it is the responsibility of the party to transport the animal to the SPCA. SPCA is recommending a full contract for 2015.

Frank went in to further explanation, history and finances of the SPCA. No action needed from the Board at this time. Options will be further reviewed.

New Business

Authorize/not authorize 2015 Budget for Advertisement. Toni Antonini stated that this is twofold motion, an authorizing of transfer from Operational Reserve account to balance the budget and a motion to authorize advertising.

Joe Fenstermacher made a motion, seconded by Tracy Olsen, to approve a transfer from the Operational Reserve. All in favor. Motion carries.

Joe Fenstermacher made a motion, seconded by Tracy Olsen, to authorize advertisement of the 2015 Budget. All in favor. Motion carries.

Grant/not Grant extension Pleasant View Welding (22-3-9.11) to March 31, 2015.

Joe Fenstermacher made a motion, seconded by Tracy Olsen, to grant an extension to Pleasant View Welding (22-3-9.11) to March 31, 2015. All in favor. Motion carries.

Grant/not Grant waiver requests for Cambridge Mennonite Church Land Development Plan (22-6-46-E).

Grant/not Grant Conditional Final Plan approval for Cambridge Mennonite Church Final Land Development Plan (22-6-46-E).

Mike Reinert stated that there were a number of waivers recommended in his October 27 letter. The majority of the waivers are for stormwater management. The Planning Commission recommends conditional final plan approval upon compliance with the review letter of August 18.

Joe Fenstermacher made a motion, seconded by Tracy Olsen, to grant waiver requests for Cambridge Mennonite Church Land Development Plan per the letter dated October 27th (22-6-46-E). All in favor. Motion carries.

Joe Fenstermacher made a motion, seconded by Tracy Olsen, to grant conditional final plan approval for Cambridge Mennonite Church's (22-6-46-E) Final Land Development Plan based on compliance with the Township Engineer's letter of August 18, 2014. All in favor. Motion carries.

Grant/not Grant waiver requests for Jonas Fisher Stormwater Management Plan – Chapter 20 (22-3-46). Mike Reinert stated that Kim Graybill is here this evening on behalf of the applicant. This is for a house and barn development on an existing parcel of land. One waiver request is for exceeding the maximum slope of a proposed swale; the other is for the dewatering time of the proposed infiltration trench.

Joe Fenstermacher stated that he would excuse himself from voting on the dewatering item because he had voted no in the Planning Commission meeting.

John McHugh asked what the impact of this request would be.

Mike Reinert stated that in the ordinance, the maximum slope is 9%; the applicant is asking for 15%. Generally, steeper slope results in increased velocities of runoff, however it drains into a proposed stormwater facility and there is no impact to adjacent properties.

Mike Reinert stated that every trench has a 72-hour requirement to dewater after filling. They have to apply a safety factor, so in this case it will take longer than the 72 hours to infiltrate the water in the trench. There is an overflow that will sheet flow over land into an existing pond. There is potential for that water to be evaporated or further infiltrated over its path to the pond.

John McHugh asked Joe Fenstermacher what his objection was. Joe Fenstermacher stated his objection was that the overflow goes over a corn field. Kim Graybill stated that the fields are contoured. There is opportunity for water to be caught in cultivated rows to allow for additional infiltration or evaporation.

Tracy Olsen made a motion, seconded by John McHugh, to grant the waiver requests for Jonas Fisher's Stormwater Management Plan – Chapter 20 (22-3-46). In favor – Olsen, McHugh. Abstaining – Fenstermacher. Motion carries.

Bob Witters, Tel Hai, stated that he is still learning how things are handled. He stated he remembered Joe voting against passing the waiver requests for recommendation to the Board at the Planning Commission meeting. Here, Joe recused himself from voting but could have cast a no vote. He asked why that course of action.

Joe Fenstermacher stated that before the motion, he was not sure if he would be the tying vote or not. He stated he felt that rather than break a tie because he had already formulated in mind how he wanted it to go, he didn't think it would be fair to the applicant to be a part of the vote.

Old Business

Law Enforcement Study Task Force: Toni Antonini stated that there has been a liaison assigned to this project by the Government Services Center. There will be a meeting tomorrow at 10 am for the task force. Attendees would include the police from West Brandywine Township and Honey Brook Borough, Board member(s) from Honey Brook Township and West Brandywine Township, Council member(s) from Honey Brook Borough, Ron Stern of the Gov Services Center, the liaison assigned to perform the study, Ron Husband, Facilitator appointed by Honey Brook Township Board and Township Administrator Honey Brook Township.

Honey Brook Township Board of Supervisors Regular Meeting Minutes

November 12, 2014

Volunteers, Food Bank: Chris Mauchline stated that the food grown in the raised garden bed went to Steeple to People, but there is nothing else to report. It was an overall success.

Upcoming Meetings: *All dates subject to change*

November 19 – Planning Commission Workshop (7:00 pm)

No November Meeting – Park and Recreation

November 20 – Planning Commission Meeting (7:00 pm)*

December 10– Board of Supervisors Regular Meeting (7:00 pm), followed by celebration

*Note Date Change Due to Holiday

John McHugh stated that there had been a Town Hall meeting the previous night with one person attending. Not sure if that is because people don't know about it or because the people are satisfied and it is not needed.

John McHugh stated that the dedication of the honor roll for veterans was held the previous Sunday and there was great attendance.

A motion was made by Joe Fenstermacher, seconded by Tracy Olsen, to adjourn. Meeting adjourned at 8:16 p.m.

Respectfully submitted,

Kristy Deischer-Eddy
Recording Secretary