

**FRANKLIN TOWNSHIP  
BOARD OF SUPERVISORS  
JUNE 21, 2006**

Chairman Richard Whipple called the meeting to order at 6:38 p.m. Present were Vice Chairman Teddy Price and Supervisors Norman Hughes and Roger Wilson. Mrs. Bennett called the Manager and advised that she wouldn't be able to attend the meeting. Also present were Township Engineers Grant Hitchens, Sandi Morgan, Township Manager Stephen Ross, Township Solicitor Vince Donohue, Asst. Township Manager Jeff Eastburn, and Planning Commission Chairman Eric Brindle. In addition, there were approximately 16 people present.

**Public Announcement**

Chairman Whipple announced that on June 14, 2006 there was a tentative announcement that a public meeting to discuss the status of the on-going negotiations of the pending law suits is being considered. A firm time and date has now been established for Monday, July 10 beginning at 6:30 p.m. in the New London Township Building on State Road. The New London meeting room is twice the size of the Franklin meeting room.

**Public Comment:**

There was no public comment

**Approval of Minutes – May 17, 2006**

On a motion by Chairman Whipple, second Mr. Hughes the minutes were approved as presented. In discussion Mr. Wilson read from prepared notes seeking amendments to the minutes as follows:

1. May 17, 2006, page 4, after the first complete paragraph, add the following new paragraph: "During discussion of the motion, Supervisor Bennett expressed concern that several life long residents of the Township were not mentioned in the Minutes even though they spoke at the meeting, while comments of 12 year resident Nan Palmer were included. Solicitor Vince Pompo at this point said 'I believe there is a legal requirement that the minutes reflect the names of individuals who make public comment'." Mrs. Price added a sentence to this change with "All of the names suggested to be added were voted to be included."
2. May 17, 2006, Page 5, paragraph 9 be removed in entirety.
3. May 17, 2006, Page 7, fourth complete paragraph, "the words Executive Session should be capitalized".
4. May 17, 2006, Page 10, third paragraph, "period after regulation and 'whether' be capitalized, and the word 'site' be inserted between the words 'this' and 'as marginal'."

5. May 17, 2006, Page 12, last paragraph, second sentence should read "Solicitor Pompo prefers being conservative and recommend that when there is public comment the minutes should record the name of that person giving public comment and the subject."

It was agreed by Mr. Whipple and Mr. Hughes that a new motion be presented to approve the above mentioned changes. On motion by Mr. Whipple, seconded by Mr. Hughes, the minutes of May 17 are approved with the changes as noted above. Motion carried by a vote of 4-0.

Mrs. Price read from a prepared statement announcing that Eileen Rembecki had resigned from the Township in her capacity as Secretary for preparing the minutes. Mrs. Price was most grateful for the years of service and positive contributions of Mrs. Rembecki. A letter is to be sent to Mrs. Rembecki communicating the view of the Board. The statement included reference to Mrs. Rembecki's given reasons for her resignation.

**Reports:**

Treasurer's Report – May 31, 2006: Chairman Whipple moved to approve the May 31, 2006 minutes, seconded by Mr. Wilson. Motion carried by a vote of 4-0.

Manager's Report: Mr. Ross advised the Board and public have access to his report and therefore, unless the Board had questions, his report is complete as presented.

Solicitor's Report: Mr. Donohue advised that following the public meeting he would like an opportunity to meet with the Board and apprise them of the current status of pending legal issues.

Zoning Officer/Building Inspector Report: Mr. Ross provided summary comments of the report and advised that he would entertain questions from the Board. There were none.

**Old Business:**

Howard Property Consultant Approval: Mr. Ross provided background information on the need to retain two separate consultants for the purpose of surveying the Howard property and to provide a Phase 1 Environmental Assessment. The explanation from Mr. Ross advised that a requirement of the DCNR grant was to have a Phase 1 and a Survey of the property. Through an RFP process the township received the following proposals:

Phase 1 Environmental Assessment:

- Clemmy's Environmental Services \$2,850.
- URS \$3500

Property Survey

- Crossan-Raimato, Inc. \$4,850
- Register Associates \$5,500

On motion by Chairman Whipple, seconded by Mrs. Price, Crossan-Raimato and the Clemmy's firms were appointed to provide the service to the Township. Motion carried by a vote of 4-0. Mr. Wilson asked whether the costs would be recoverable and Mr. Whipple advised that they would be.

### **Planning and Zoning**

Planning Commission Report – Mr. Brindle provided a summary report of the Planning Commission activities. This report is available in the minutes of the PC for the meeting of June 1, 2006.

Chairman Whipple advised that the following extensions were received for consideration by the Board of Supervisors:

- |                                    |                    |
|------------------------------------|--------------------|
| 1. Ford Farm                       | July 19, 2006      |
| 2. Banffshire                      | July 21, 2006      |
| 3. Mackie                          | July 21, 2006      |
| 4. Mc Master (2 lot)               | July 31, 2006      |
| 5. Cornerstone Presbyterian Church | September 25, 2006 |
| 6. Christens                       | September 27, 2006 |
| 7. Logan                           | September 27, 2006 |

On a motion by Mrs Price, seconded by Mr. Whipple the extensions were granted as specified. Motion carried by a vote of 4-0.

Chairman Whipple advised there were escrow release recommendations provided by the Township Engineer for the following developments:

1. On motion by Mr. Whipple, seconded by Mrs. Price the Auburn Hills Release #12 in the amount of \$15,208.98 was authorized to be released to the developer. Motion carried by a vote of 4-0.
  2. On motion by Mr. Whipple, seconded by Mr. Hughes the White Clay Knoll Release #9 in the amount of \$19,012.28 was authorized to be released to the developer. Motion carried by a vote of 4-0.
  3. On motion by Mrs. Price, seconded by Mr. Hughes the High Point Meadow Release #3 in the amount of \$30,961.28 was authorized to be released to the developer. Motion carried by a vote of 4-0.
- Chairman Whipple requested that the Manager provide background information on the Crossan Creek Final Subdivision Plan. Mr. Ross advised that he furnished the Board a Check List indicating what issues needed to be resolved by the developer. The Crossan Creek Plan is a 41 lot plan on 73.23 acre tract located on south side of Church Hill Road, west side of Clay Creek Road. The plan filed by developer, James Brandolini in 2001, has been through the planning process including both township consultants and state and county agencies. A revised plan dated June 16, 2006 was provided to the Township on June 21, 2006 and is subject to further review by the Township Engineer. Mr.

Ross did a cursory review of the plan and found that notes were placed on the revised plan to include building restrictions for 4 or 5 bedroom houses as recommended by Stan Corbett of URS and DEP. Also, certain waivers that were previously approved by the Planning Commission and Board of Supervisors were now noted on the revised plan. On motion by Mr. Whipple, seconded by Mrs. Price, the final plan for Crossan Creek was approved with the following conditions:

1. Waivers of the subdivision ordinance including section 703.A regarding the length of the cul-de-sac (894') and the number of units on the cul-de-sac (18).
  2. Waiver of the subdivision ordinance including section 707.F regarding the maximum grade of an intersection.
  3. Prior to issuing permits for the proposed on-lot sewage disposal systems, the Sewage Enforcement Officer of the Township must assure that the site testing meets all of the requirements of Chapter 73.
  4. Before the Township releases signed plans the developer shall submit executed copies of the Subdivision and Land Development Agreement and Construction Improvement Escrow Agreement in the amount of \$1,556,069.
  5. The developer shall be responsible for payment of the open space fee in the amount of \$73,800 and Traffic impact Fee of \$117,840. Said payments shall be made on a pro-rata basis at the time building permits are issued.
  6. Pay any and all outstanding review expenses as provided by the Township.
  7. The revised plans dated June 16 are subject to further review by the Township Engineer and receipt of a letter indicating that all conditions have been met by the applicant.
- The Lang Land Planning Module was presented to the Board for consideration of approval. The Board received a copy of an email from Stan Corbett of URS dated June 20, 2006. The message contained within the e-mail advised that the module is ready for Board action. Crossan-Raimato just recently provided the completed information that can be executed and transmitted to DEP. On motion by Mr. Whipple, seconded by Mr. Hughes, resolution #2006-09 was approved which authorizes the designated Franklin Officials to execute the Land Planning Module and submit to DEP. Motion carried on vote of 4-0.

### **New Business**

- Ordinance 2006-03 (revision of EIT ordinance) Mr. Ross provided a brief background on the proposed ordinance with Mr. Whipple providing a more detailed explanation of the issues involved. The ordinance provides a tax credit for local earned income tax to non-Pennsylvania residents working within the limits of Franklin Township whenever that person resides within a state or

political subdivision that extends a similar or like credit to Franklin residents who work in that state or political subdivision. On motion by Mr. Whipple, seconded by Mrs. Price, Ordinance 2006-03 was approved. Motion carried by a vote of 4-0.

- London Grove Township Comprehensive Plan – the Manager explained that LGT is considering adoption of an amendment to their comprehensive plan. The amendment deals primarily with trails and greenways and, as such, touches on potential interconnections and mutual benefits between London Grove and its neighboring municipalities. Advising Franklin Township is a requirement of the MPC. Two such trails shown on the comprehensive plan amendment extend into Franklin Township. The Board publicly acknowledged that Franklin will work closely with London Grove and authorized the Manager to communicate this position to London Grove Township.

### **Route 896 Corridor Study**

Mr. Whipple provided brief background on the 896 study advising that all final modifications and adjustments have been added to the study. A public meeting to seek public input is planned but a date has not been determined. It was requested that the Manager verify the Township Web Page was linked to the Rt. 896 web page.

### **Public Comment**

The Chairman recognized public participation and the following people provided comment or questions:

1. Jane Brown – grants for acquiring Howard Property and applicability of EIT ordinance 2006-03.
2. Tina Chromey – appreciation for holding the planned 7/10/06 meeting.
3. Ralph Olivier – date and time of 7/10/06 meeting.

### **Meeting adjourned at 8:03 pm.**

Respectfully submitted,

Stephen J. Ross  
Secretary