

**Franklin Township
Board of Supervisors Meeting
July 10, 2006**

Call to Order:

Chairman Whipple called the meeting to order at 6:37 pm. The meeting was held at the New London Township Building in order to accommodate a larger group of people. Other Board Members present included Teddy Price, Juanita Bennett, Norman Hughes and Roger Wilson. Township Officials included Solicitors Vince Pompo and Vince Donohue, Sandi Morgan and Chris Rogers from URS and Stephen Ross, Interim Manager. There were approximately 50 people in attendance at this time. Additional people arrived later, bringing the total attendance to approximately 75.

Solicitor's Introductory Statement:

Mr. Donohue provided an introductory statement that, because the purpose of the meeting was to discuss the status of settlement negotiations, none of the statements made, discussions held, nor any of the documents used could be admissible in connection with the pending litigation. The Applicant's Attorneys, John Jaros and Joe Riper agreed.

Chairman's Introductory Explanation and Background Explanation:

Mr. Whipple provided a detailed explanation which included a 3-page handout, so that all attendees could follow his presentation. The first page is entitled "Background Information and Realities", the second page is "2001 - 2003 Simultaneous Paths (before any of the current Board members were in office)" and lastly, "Potential Benefits - If an Agreement Can Be Reached to Settle Echo Hill Commercial Litigation." The handout information is part of the meeting file.

Developer's Presentation, Barry Stingel of Hillcrest and Assoc.:

Mr. Stingel introduced the two lawyers that were present, including Joseph Riper and John Jaros from the law firm of Riley, Riper, Hollin and Colagreco. Mr. Stingel provided an aerial photo showing the developments including McMaster, Echo Hill (residential and commercial), Avignon, and Fox Hunt Farm. Banffshire was not depicted. Mr. Stingel had available five development plans and the TND plan displayed on easels throughout the room. A main focus of his presentation was the concept of the Kemblesville Traditional Neighborhood Development. Mr. Stingel explained the concept of TND and the developers' plan for Echo Hill/McMaster, providing unique development features as part of the Design Guidelines. The Guidelines were developed as a collaborative effort between the Township's Consultant, Thomas Comitta, and himself.

Public Discussion of Possible Settlement:

At this point in the meeting, Mr. Whipple opened the meeting to questions from the floor, followed by comments from the applicant's attorney. The following people were recognized and they asked questions regarding the following subject:

- Jane Brown - traffic access to the site; need for traffic signals; widening of 896; and is it within the Historic District.

- Nancy Chromey – sewage issues including operation; drip irrigation; and the developers getting 70 more units.
- Debbie Hinderer – drip irrigation and status of Miller.
- Louis Militana – comparison of number of lots under TND versus “as of right”; sewer treatment; and timeframe for open space fee and traffic impact fee payment.
- Jen Samuel - open space and type. Also, the cross on the side of 896.
- Ralph Olivier – following execution of final settlement, what is the planning process.
- Alfred Hahn – how do outlying properties connect to public water; HOA question; and how will parking be designed.
- Rich Squadron - public water and whether the township has control in limiting service to other properties.
- David Toman – will proposed development be required to comply with current zoning; does the 896 Plan take into consideration the number of units that are being proposed; traffic study and requiring major improvements at 896 and Appleton; and description of design features in the proposed development.
- John Lawrence – is school part of the village and will it receive sewer capacity; and how was it identified in the Act 537 plan.
- Karen Hahns – how can a resident determine if their property is located within the area to be served by public sewers.
- Wendy Toman – number of parking spaces and how traffic flow is going to work; plans look good compared to what was originally proposed; installation of calming devices; and details of construction of Appleton Road.
- Christine Makowski – improvements at Rt. 896 and Good Hope Road.
- John Boxler – sewer for Ford tract.
- Sylvia Gosztonyi – precedence being set with litigation and building outside the rules of zoning.
- Tom Clupper – impact of developments to the Avon Grove School District.
- Eric Brindle – provided explanation of new houses and relationship to growth of schools.
- Steve Schuar – legal question and approval process.
- Sally Cheyne – a legal question regarding plans and authority to settle law suits. Also, stormwater protection is needed from Echo Hill development.
- Tina Chromey – status of property and buildings at the Ford Farm; more commercial and less residential to reduce tax burden; and suitability of drip irrigation.
- Paul Overton – calculation of open space fee.
- Joe Riper – positive experience tonight; and Developers want to know the future direction and what the next steps to complete this process are.

Vince Donohue provided a response to Mr. Riper that additional information must be resolved by the developer consultants, including exhibits. Whenever the remaining documents are completed, they will be furnished to the BOS.

Mr. Hughes felt that more work must be completed before the documents are ready for signing.

Mrs. Bennett inquired as to whether there will be another public meeting to consider the stipulation agreement. She has concerns regarding the number of units, sewer issues and number of bedrooms. Mr. Whipple responded that any settlement needs to occur via a vote at a public meeting.

Mr. Wilson is encouraging residents of the township to submit their comments in the form of emails or letters.

Mrs. Price mentioned that everyone has heard what the many issues were and the details of how we got to where we are. She feels that the proposed plan will be an asset to the community.

APPROVED

Rich Squadron encouraged residents to forward their comments to the Township, not specifically to one Supervisor.

Adjourn:

The meeting adjourned at 9:36 pm.

Respectfully submitted,

Stephen J. Ross
Township Manager/Secretary