

**FRANKLIN TOWNSHIP MINUTES  
WORKSHOP SESSION  
BOARD OF SUPERVISORS  
OCTOBER 11, 2006**

**Call to Order:**

Chairman Richard Whipple called the Franklin Township Board of Supervisors Workshop Meeting to order at 6:40 pm. Other members of the Board in attendance included Supervisors Norman Hughes, Juanita Bennett and Roger Wilson. Vice Chair Teddy Price arrived later in the meeting. Other officials in attendance included Solicitor Vince Donohue; Eric Brindle, Chairman of the Planning Commission; Walt Leis of Tetrahedron Consultants; and Steve Ross, Interim Township Manager. One resident was in attendance.

**Public Comment:** There was no public comment.

**Approval of Minutes:**

a. *BOS Workshop - September 13, 2006:* Mr. Whipple moved, seconded by Mrs. Price, that the September 13, 2006 Minutes be approved. Mr. Wilson requested the following changes on page 3, toward the bottom of the page where Mr. Wilson's comments are listed, as follows:

1. First bullet to read: "TND plan be required to comply with zoning requirements and Township ordinances."
2. Third bullet to read: "The Stipulation should require the developers to purchase and donate land for excess dwelling units."
3. Fourth bullet to read: "The Township should formally advise the Judge who will consider the terms of the Stipulation that the terms are significantly outside the scope of the legal case that is proposed for resolution."

Solicitor Donohue requested a single change on page 1, last paragraph to read as follows: "Attorney John Jaros commented on the Stipulation, the substance of which he stated has not been modified since the July 10<sup>th</sup> meeting, other than to ....modified."

On motion by Mr. Whipple, seconded by Mrs. Price, to modify the earlier motion and to accept the changes in the minutes as stated. Motion carried by a unanimous vote 5-0.

b. *BOS Meeting - September 20, 2006:* Mr. Whipple moved, seconded by Mrs. Price that the September 20, 2006 Minutes be approved with the following correction:

Page 4, paragraph d., third line delete "to match the existing dormer" from the sentence.

On motion by Mr. Whipple, seconded by Mrs. Price, to modify the earlier motion and to accept the changes in the minutes as stated. Motion carried by a vote of 4-0 with Mr. Hughes abstaining because he was not at the 9/20/06 meeting.

**Ford Farm – Appointment of Committee:**

This refers to a recommendation by the Manager that a Committee be established for the purpose of determining the future use of the 4.5 acre Ford Farm property including the main house, barn and several out buildings. The Historical Commission has suggested a curatorship program but there are other options that would be considered by the Committee. The Board recommended that Steve Ross be authorized to organize the committee. Mr. Ross will assemble a list of individuals who agree to serve on the committee and present it to the Board at a November meeting for final approval.

**Tetrahedron Consultants:**

a. Water Ordinance: Mr. Walt Leis was present to discuss the proposed revisions to the Water Ordinance, 2002-14. The proposed ordinance changes would clarify the conditions of applicability, allow for the “phase-in” of the groundwater studies and identify a possible “special zone” aquifer. Mr. Leis explained the changes that are being proposed as follows:

1. All wells and earth borings would be controlled. Mr. Leis has observed 60 to 70 monitoring wells and/or borings that have been abandoned.
2. Permits be required and administered by the Township.
3. A water impact study be required for all new subdivisions.
4. A preliminary meeting and approval of a work plan be required.

Mr. Leis will provide a red line copy of the ordinance to the Manager for distribution to the Planning Commission for review at their November meeting. The PC will submit their comments to the Board for consideration. The Solicitor will advise whether the ordinance should be a stand-alone document or be part of the SALDO and whether the Township is legally authorized to enforce the ordinance.

b. Sunoco Property: Mr. Leis provided a report indicating that at some point in the past (1991-1998), DEP documented the fact that there was a release of petroleum material at the Sunoco Property (formerly Landhope Farms) located on Rt. 896. There is no record that the Township was informed of the contaminants until 2002. For the past six months Mr. Leis has gathered information on the spill and has reviewed the files at DEP. The contamination is gone with the exception of a small amount that is periodically detected on the site. Mr. Leis recommended that nothing further be done by the Township.

**Public Comment:**

Earl Hatton commented on the various changes of ownership of the Sunoco station and the fact that organizations involved in each transfer should have been doing environmental due diligence and disclosing information.

Mr. Whipple announced there would be an executive session at the close of the public meeting.

**Adjourn:** Meeting was adjourned at 7:47 pm.

Respectfully submitted,

Stephen J. Ross  
Township Mgr./Secretary

BOS 10.11.06.v.2.er