

**FRANKLIN TOWNSHIP
BOARD OF SUPERVISORS MINUTES
SEPTEMBER 11, 2007**

Call to Order:

Chairperson Juanita Bennett called the meeting to order at 7:03 p.m. Present were Supervisors Dick Whipple, Norman Hughes, Teddy Price and Roger Wilson. Also present were Solicitor Vince Donohue, Sandi Morgan of URS, Grant Hitchens of Kohli and Associates, Eric Brindle, Chairman of the Planning Commission, and Stephen Ross, Interim Township Manager. There were 12 members of the public in the audience.

Public Comment:

Nancy Chromey asked several questions regarding the Ford Farm.

Approval of Minutes: The minutes of the August 8, 2007 meeting were approved as presented on motion by Mr. Wilson, seconded by Mrs. Bennett. Motion carried by a vote of 5-0.

Old Business:

- a. *TND:* Mr. Donohue advised that he received a request from Gregg Adelman to defer the discussion on the TND until the various developers have met and decided on a mutual approach.

- b. *Ford Farm:* Mr. Ross provided the Board with a report from the Ford Farm Committee regarding the disposition of the existing buildings. The Committee met on August 21, 2007 and discussed the report from Hugh Lofting that provided a preliminary cost estimate of \$11,500 to stabilize the existing timbers of the barn and an additional \$14,000 to shore up the foundation. Therefore, the Committee's recommendation to the Board is as follows:
 - Retain the main house and the tenant house as well as the red garage/workshop building. Demolish all other buildings including the barn, and remove the wood burning device as well. Remove all building materials, including concrete pads, from the site and restore the ground to current grade level.

 - The current owner is to see that the Phase II Environmental Inspection of the property is completed.

 - The developer is to submit a fee simple deed for the property and the remaining structures to the Township.

APPROVED

- Upon receipt of the deed, the Township will establish a bidding process to sell the 4-acre property, including the remaining buildings, as a single property. Façade easements are required on the two houses and the new owner will be required to restore the structures in a manner consistent with the provisions of the Township's Historical Ordinance.
- It is understood that all costs associated with the demolition and removal of material from the site will be born by the developer.
- The Board's decision will be communicated to the developer in accordance with the time-line in the Stipulation.

On motion by Mr. Whipple, seconded by Mr. Hughes, the Board conveys to the owners of the Ford Farm the decision, as required under the Stipulation, regarding the demolition of buildings which is to be carried out as stated in the first condition above. Motion carried by a vote of 5-0.

Final Plans:

- a. *Lexington Point*: The developer of Lexington Point (Keystone Custom Homes) was represented by Attorney Gregg Adelman. Mr. Jeff Eastburn prepared the standard checklist for the development that included outstanding issues and the Manager's recommendation for approval of the escrow agreements and sewage-related agreements. Mr. Adelman provided the status of various issues as described in the Manager's recommendation as follows:
 1. The developer is required to disclose the estimated user's fee of \$1,750 plus the amount for capital reserve for the wastewater facilities to potential buyers which is to be placed on the initial offering memorandum provided to all buyers in accordance with Pennsylvania law.
 2. No building permits shall be issued until the construction documents (drawings and specifications) for the wastewater treatment and disposal facilities are approved by URS; all legal agreements are executed; pump and haul approval from PADEP is obtained; and, escrows are established.
 3. Walt Leis is to be present during any well abandonment procedures for Lexington Point.
 4. The Developer will deposit with the Township a Security Deposit in the sum of \$10,000.00 as security for, and to fund the payment of Township costs and expenses, charges and fees, including but not limited to engineering, inspection and legal fees.
 5. The Board approves the Fulton Bank Letter of Credit dated August 8, 2007 in the amount of \$3,488,141.54.

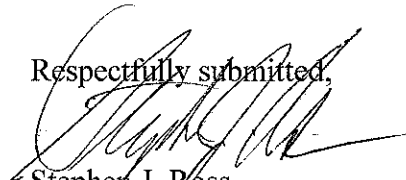
Mr. Whipple moved, seconded by Mr. Hughes, to authorize the appropriate Township officials to execute all applicable agreements including: Declaration of Lexington Point; Development Agreement; Subdivision Financial Security Agreement; Agreement to Construct the Community Wastewater Collection, Treatment and Disposal Facilities; the Pump and Haul Agreement; and to provide the necessary signatures and release for recording of the Plans. Motion carried by a vote of 5-0.

Public Comment:

Ms. Debbie Hinderer questioned the status of the TND that was previously placed on the agenda. Mr. Donohue provided the explanation that was explained earlier in the meeting.

Adjourn: The meeting was adjourned at 8:07 p.m.

Respectfully submitted,



Stephen J. Ross
Township Mgr./Sect.

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