

**FRANKLIN TOWNSHIP
WORKSHOP MEETING
BOARD OF SUPERVISORS MINUTES
MARCH 12, 2008**

Call to Order:

Mr. Richard Whipple, Chairman, called the March 12, 2008 Board of Supervisors Workshop Meeting to order at 7:09 p.m. Members of the Board that were present included Ms. Nan Latimer, Mr. Norman Hughes, Mr. Paul Overton, and Mr. Eric Brindle. Others present included Mr. Ralph Olivier, Chairman of the Planning Commission, Mr. Mark Thompson, Township Solicitor and Stephen Ross, Interim Township Manager. There were two members of the public in attendance.

Public Comment: No public comment. Mr. Whipple advised that following the meeting there will be an executive session with the Solicitor to discuss potential litigation matters.

Approval of Minutes – February 13, 2008 v4:

Mr. Whipple moved, seconded by Mr. Hughes, to approve the minutes of February 13, 2008. Motion carried by a vote of 5-0.

Planning and Zoning:

- a. *Lexington Point – Letter of Credit:* The current Letter of Credit in the amount of \$3,488,141.54 has been amended to expire on August 15, 2009. The applicant is seeking release of the Fulton Bank Letter of Credit No. D003277 dated December 26, 2003 in the amount of \$1,990,912.99. On motion by Mr. Whipple, seconded by Mr. Hughes, the Board of Supervisors authorized release of the Fulton Bank Letter of Credit No. D003277 dated December 26, 2003, in the amount of \$1,990,912.99. In its place, there is a Fulton Bank Letter of Credit No. D004463 in the amount of \$3,488,141.54, with an expiry date of August 15, 2009. Motion carried by a vote of 5-0.

- b. *Extensions:*
 1. Megill to April 30, 2008
 2. McCleary to June 11, 2008
 3. Hess Mill Run Lots 6 & 8 to June 18, 2008
 4. Logan Property to June 25, 2008
 5. Fisher Property (Stonegate Lot 6) to June 25, 2008
 6. Ashby Hills (Formerly Christens) to June 25, 2008

Mr. Whipple moved, seconded by Mr. Overton, to accept the request for extensions as noted above. Motion carried by a vote of 5-0.

- c. Wyndemere - Homeowners Association (HOA) Document Revision:
The current document includes wording that the HOA is responsible for paying the cost of operation and maintenance for fire hydrants located within the Wyndemere Development. In early 2007 the Township imposed a fire hydrant tax requiring that all property owners living within 780 feet of a hydrant would be responsible for paying the fire hydrant tax. Because of the conflict with the HOA document and the imposition of the fire hydrant tax it is necessary to amend the Wyndemere Homeowner Association document. On motion by Mr. Whipple, seconded by Mr. Brindle, the Franklin Township Board of Supervisors approved an amendment to Section 6.2 (a) of the "Declaration of Covenants, Restrictions, Easements, Charges and Liens for Wyndemere, a Planned Community", such that the Wyndemere Homeowners Association does not levee a fire hydrant assessment if the Township has adopted a fire hydrant reimbursement ordinance requiring the individual Lots to pay a fire hydrant tax. Mr. Overton questioned whether the houses in Wyndemere were within the 780 feet of the hydrants. Ms. Giovanna Raffaelli, Assistant General Counsel for Heritage Building Group, advised that they were. Motion carried by a vote of 5-0.

Old Business: There was no old business for discussion.

New Business:

- a. Escrow Agreement for Plan Review: The Escrow Agreement for Plan Review requires a change so that prior to escrow release, all consultants' fees related to the land development, subject to the Agreement, have been satisfied. The sense of the Board is to instruct Staff to include the changes to the standard agreement reflecting the revisions recommended by the Solicitor.

Public Comment: It was expected that a resident was going to attend the meeting to discuss traffic on Peacedale Road. In their absence, Mgr. Ross was asked to work with the resident and the State Police to address any concerns.

Mr. Earl Hatton commended Township staff members Jeff Eastburn and Sharon Norris for suggesting enhancements to the Escrow Agreement for Plan Review.

Adjournment: Mr. Hughes moved, seconded by Mr. Brindle, to adjourn the meeting at 7:25 pm.

Respectfully submitted,

APPROVED

Stephen J. Ross
Township Mgr./Sect.

BOS.03.12.08.v.3