

Lower Oxford Township
Board of Supervisors Meeting Minutes
June 12, 2013

The Regular Meeting of the Lower Oxford Township Board of Supervisors was held at the Township Building, 220 Township Road, on Wednesday, June 12, 2013.

The following were in Attendance: Chairman Kenneth L. Hershey, Vice Chairman W. Ronald Kepler, Supervisor W. Ralph Cheek, Zoning Officer Deborah Kinney, Secretary/Treasurer Sara Laganelli, and six guests. Building Inspector Scott Moran and Roadmaster Steve Price were absent.

CALL TO ORDER

Chairman Kenneth L. Hershey called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mr. Hershey led the Pledge of Allegiance to the Flag and asked for a moment of silence.

PUBLIC COMMENT CONCERNING ITEMS ON THE AGENDA

None.

RECOGNITION OF THOSE ASKING TO APPEAR ON THE AGENDA

Cpl. Cruz – Patrol Supervisor from the PA State Police Avondale Barracks – Reported on the police calls in Lower Oxford Township over the last quarter of 2013. He noted that they have had a rise in retail theft since the Oxford Commons shopping center opened but that was nothing unusual.

Mr. Joseph Marino – Home Occupation Request – Mr. Marino is purchasing the property located at 194 Bethel Road. He would like to do metal fabrication and welding on street rod or specialty cars. He explained that all the work would be done inside, his hours are 9 am – 5 pm, Monday through Friday; no weekends. He will use the existing accessory building that is 1,900 square feet. Mr. Kepler asked several questions. Mr. Marino answered that there will be no painting; no outside storage; no exhaust fans; no additional outside lighting; no parking outside. Mr. Kepler told Mr. Marino that the Township Ordinance states there is to be no noise, odor, glare, fumes, smoke, dust, vibration, or electromagnetic interference of other hazard that is noticeable at or beyond the closest property line. Mr. Marino said that is not a problem. He already spoke with the neighbors to let them know what he will be doing. Mr. Kepler asked Mr. Marino to fill out the form that our Solicitor provided. Mr. Kepler moved to approve the Home Occupation application. Mr. Cheek seconded the motion. MOTION CARRIED.

APPROVAL OF THE MINUTES

Mr. Cheek moved to approve the minutes for the Board of Supervisor's regular meeting on May 8th. Mr. Kepler seconded the motion. MOTION CARRIED.

TREASURER'S REPORTS

Presentation of Bills – The Secretary/Treasurer presented the bills that had been paid and needed to be paid for the month of May, totaling \$65,443.04 for the General Fund, \$54,675.00 for the State Fund, and \$47,115.26 for the Open Space Revenue Fund. Mr. Cheek moved to approve to pay the bills. Mr. Kepler seconded the motion. MOTION CARRIED.

Fiduciary Refunds – Mr. Hershey moved to transfer \$262.50 from the two listed escrow sub-accounts to the Master Escrow account to reimburse for Engineering & Legal fees. Mr. Cheek seconded the motion. MOTION CARRIED.

CORRESPONDENCE

- ✓ Letter from Rep. John Lawrence regarding the new map for U.S. Congressional districts signed into law last year.
- ✓ PSATS News Bulletin for May 2013.
- ✓ Memo from PSATS regarding the 2013 Youth Award Contest.
- ✓ Invitation to a municipal meeting for Medic 94 on Thursday, June 27th at 7:00 p.m. at the Jennersville Regional Hospital Conference Room A.
- ✓ PA State Police statistics report for May.
- ✓ Union Fire Co. No. 1 incident listing for April.
- ✓ Copy of the Auditor General's Audit report of the Union Fire Company's Volunteer Firefighter's Relief Association for the period January 1, 2009 to December 31, 2010. There was one finding and two observations.

Mr. Cheek moved to accept the correspondence. Mr. Kepler seconded the motion. MOTION CARRIED.

BUILDING INSPECTOR

The Secretary read the Building Inspector's report for the month of May. There were two plan reviews, twenty-four regular inspections (four failed), and one consultation. Mr. Kepler moved to approve the Building Inspector's Report. Mr. Cheek seconded the motion. MOTION CARRIED.

CODE ENFORCEMENT OFFICER

Mrs. Kinney read the Building Permits & Zoning Violations Reports for May. She issued six residential, one commercial building permit, one Certificate of Occupancy, and one sign permit. There is one outstanding chicken violation at 111 Bethel Road and they will have the chickens removed within seven days.

Subdivisions & Land Development Plans –

Shoppes at Lower Oxford – Mrs. Kinney explained that the Planning Commission approved the SFPM at their meeting on May 23rd. Mr. Kepler moved to adopt Resolution 2013-15 for submission of the SFPM Component 4A for the Shoppes at Lower Oxford to PA DEP. Mr. Cheek seconded the motion. MOTION CARRIED.

Oxford Produce Auction - Mr. Kepler moved to approve and sign the revised Sewage Operation & Maintenance agreement for the Oxford Produce Auction. Mr. Cheek seconded the motion. MOTION CARRIED.

Mr. Hershey moved to approve the Zoning Officer's reports. Mr. Kepler seconded the motion. MOTION CARRIED.

ENGINEER

The Secretary read the Engineer's report for the month of May. Mr. Kepler moved to approve the Engineer's report. Mr. Cheek seconded the motion. MOTION CARRIED.

OASA REPORT

Mr. Bob Yeatman reported that the work on the spray fields continues. The treatment plant bids should be in later this month. Mr. Kepler moved to approve Mr. Yeatman's report. Mr. Cheek seconded the motion. MOTION CARRIED.

ROADMASTER

The Secretary read the Roadmaster's Report for the month of May. Mr. Hershey moved to approve the Roadmaster's Report. Mr. Cheek seconded the motion. MOTION CARRIED.

REGIONAL RECREATIONAL AUTHORITY

No report.

HISTORICAL COMMISSION

Mr. Jay Eaton reported that they are organizing a regional historic meeting with the six municipalities in our region to support one another and talk about the archives. There is a lot of historical data, but it's everywhere. Mr. Eaton noted that he received an email from the Lincoln University's Historic Preservation trying to save the historic buildings that are remaining on campus.

Mr. Hershey moved to approve the Historical Commission Report. Mr. Cheek seconded. MOTION CARRIED.

OLD BUSINESS

Comprehensive Plan – Mr. Joel Brown reported that they are slowly getting close to the end! All municipalities except East Nottingham are ready to sign the implementation agreement. They need to hold a joint hearing. Mr. Kepler moved to approve the report. Mr. Cheek seconded the motion. MOTION CARRIED.

Lincoln Village Sewer – Mr. Kepler stated that the Township worked for years, with meetings, paperwork, grants, trying to get a public sewer in Lincoln Village. He said that residents came to the board meetings and wrote letters to DEP. The Township finally was able to get Lincoln University to agree to accept and treat the sewage. The county helped get a grant for \$880,000. The quarterly rate for use of the public sewer was set for less than the Oxford Borough. The tapping fees were set at the least amount possible which is significantly less than the surrounding area. Now the Oxford Area Sewer Authority has reported to the Township that there are eleven (11) accounts that have been given shut-off notices for not paying the quarterly bills. Mr. Kepler moved to work with Ed Lennex, OASA, to do whatever is necessary to collect the delinquent money. Mr. Cheek seconded the motion. MOTION CARRIED.

Mr. Kepler explained that there are ten (10) property owners in Lincoln Village that have not paid the Township any payments on the tapping fee balances owed. There are five (5) other property owners that are delinquent in the payments, but have been paying on the balance. Mr. Kepler move to turn the accounts that are delinquent on tapping fee payments over to the Collection agency. Mr. Cheek seconded the motion. MOTION CARRIED.

NEW BUSINESS

Fee Schedule Revision – Mr. Kepler moved to adopt Resolution 2013-14 for the Fee Schedule revisions. Mr. Cheek seconded the motion. MOTION CARRIED.

Flashing Light at Elkdale Railroad Crossing – Mr. Hershey moved to authorize the installation of a new Flashing Light at the Railroad Crossing on Elkdale Road. The East Penn Railroad will do the installation and pay the electric bill for the lights. Mr. Cheek seconded the motion. MOTION CARRIED.

Walnut Street in Lincoln University – There is a Walnut Street in New London with the same numbers. The County requested we make a change. Mr. Kepler moved to change the name to Old Walnut Street. There is only one property that will be affected. Mr. Cheek seconded the motion. MOTION CARRIED.

Ag Preservation Matching Funds 2013 – Mr. Hershey move to approve the Certification of Township Matching Funds for the County Challenge Grant Program 2013 for no specific amount, but the Township will work with the County on a case by case basis. Mr. Kepler seconded the motion. MOTION CARRIED.

OTHER BUSINESS

EMC Deputy Report – Mrs. Julie Brady reported that they updated contact lists at their last meeting.

Jones & Losito – Mr. Kepler explained that the property across from Hyponex owned by Jone & Losito could potentially have spent mushroom compost stored there. The PA DEP and County Soil Conservation have received an application. It is an allowable use; however, they will have to remove the 47 tractor trailers from the property.

Dilapidated House in Lincoln Village – Mr. Kepler explained that Dr. Robert Millette started to renovate a house in Lincoln Village without a permit so he was issued a Cease & Desist order. The Township Building Inspector had a Structural Engineer come look at the house. Mr. Kepler read the letter from the Structural Engineer. Dr. Millette had his own Engineer report on the house. The Township Engineer has recommended that the non-conforming house be demolished and a permit be issued to rebuild on the same foot print. Mr. Hershey moved to take the recommendation of the Structural Engineer and the Township Engineer and require that the existing structure be demolished in order for a permit to be issued to have a new house built on the existing footprint. Mr. Kepler seconded the motion. MOTION CARRIED.

PUBLIC COMMENTS

Mrs. Julie Brady – Asked about the potential for spent mushroom compost at the Jones & Losito property becoming a problem like the Mazepink property. Mr. Kepler and Mrs. Kinney explained the differences and why it is an allowable use in the Industrial zone.

ADJOURNMENT

Mr. Kepler moved to adjourn at 8:16 p.m. Mr. Cheek seconded the motion. MOTION CARRIED.

Respectfully Submitted,

Sara B. Laganelli
Secretary/Treasurer

Note: Copies of all reports mentioned are available at the Lower Oxford Township Building, 220 Township Road, Oxford, PA.