

**Lower Oxford Township**  
**Board of Supervisors Meeting Minutes**  
**October 9, 2013**

The Regular Meeting of the Lower Oxford Township Board of Supervisors was held at the Township Building, 220 Township Road, on Wednesday, October 9, 2013.

**The following were in Attendance:** Chairman Kenneth L. Hershey, Vice Chairman W. Ronald Kepler, Codes Enforcement Officer Deborah Kinney, Building Inspector Scott Moran, Secretary/Treasurer Sara Laganelli, and eight guests. Supervisor W. Ralph Cheek 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 & MOMENT OF SILENCE**

Mr. Kenneth L. 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**

**Mr. Tom Hoehle and Mr. Ken Schreffler from the Kennett Area Senior Center** – Mr. Hoehle introduced himself and gave the Supervisors some hand-outs. He gave an overview of the Kennett Area Senior Center. Mr. Schreffler introduced himself and spoke about the Neighbors in Action program.

**Mr. Bill Dion from Wolfson Group Inc.** – Mr. Dion explained that the Oxford Commons III Amended Final and Subdivision Plans with as-built conditions and minor changes were signed off on by the Township Engineer. The subdivision gives land to the Oxford Cemetery and also serves as a financial subdivision for Lot 3, where the Lowe's was originally supposed to go. Mr. Kepler moved to approve the Oxford Commons III Amended Final Subdivision and Land Development Plan. Mr. Hershey seconded the motion. MOTION CARRIED.

**APPROVAL OF THE MINUTES**

Mr. Kepler moved to approve the minutes for the regular meeting on September 11<sup>th</sup>. Mr. Hershey seconded the motion. MOTION CARRIED.

**TREASURER'S REPORTS**

**Presentation of Bills** – Mr. Kepler moved to approve and pay the bills: totaling \$88,130.86 for General Fund, and \$3,076.59 for Open Space Revenue Fund. Mr. Hershey seconded the motion. MOTION CARRIED.

**Fiduciary Refunds** – Mr. Hershey moved to transfer \$225.00 from the two listed escrow sub-accounts to the Master Escrow account to reimburse legal fees. Mr. Kepler seconded the motion. MOTION CARRIED.

**CORRESPONDENCE**

- ✓ OARA Minutes from August 2013.
- ✓ PSATS News Bulletin for September.

- ✓ Copy of a petition from Armstrong filed with the FCC for Atlantic City Station WACP, which they want to be excluded from mandatory carriage of the station.
- ✓ Meeting Agenda for the Chester County Tax Collection Committee to be held November 12, 2013.
- ✓ Thank you letter from the Oxford Public Library for our generous donation.
- ✓ Membership renewal form from the Chester County Historic Preservation Network. The fee for 2014 is \$85.00.

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

### **BUILDING INSPECTOR**

Mr. Scott Moran reported that he had four plan reviews and forty-three (43) regular inspections (three of which failed) for the month of September. Mr. Kepler moved to approve the Building Inspector's Report. Mr. Hershey seconded the motion. MOTION CARRIED.

### **CODES ENFORCEMENT OFFICER**

Mrs. Kinney read the Building Permits & Zoning Violations Reports for September. She issued five residential building permits and one certificate of occupancy. There is one pending zoning violation for weeds and spent mushroom compost at 343 Lancaster Pike.

### **Subdivisions & Land Development Plans –**

**Jones & Losito LDP** – Mr. Kepler moved to adopt Resolution 2013-22 for a ninety day extension to the Final LDP Approval. Mr. Hershey seconded the motion. MOTION CARRIED.

**Hostetter 4-lot Commercial LDP** – Mr. Hershey moved to adopt Resolution # 2013-21 for a ninety day extension to the Hostetter 4-lot Commercial LDP approval. Mr. Kepler seconded the motion. MOTION CARRIED.

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

### **ENGINEER**

The Secretary read the Engineer's report for September. Mr. Kepler moved to approve the Engineer's report. Mr. Hershey seconded the motion. MOTION CARRIED.

### **OASA Report**

Mr. Bob Yeatman gave his report for the month of September. He said that it's the same as last month. They are supposed to start the treatment plant soon, but it hasn't happened yet. They are waiting on the contractor. The Ross spray fields are nearly complete. They are seeding them now. Mr. Kepler moved to approve Mr. Yeatman's report. Mr. Hershey seconded the motion. MOTION CARRIED.

### **ROADMASTER**

The Secretary read the Roadmaster's Report for September. Mr. Hershey moved to approve the Roadmaster's Report. Mr. Kepler seconded the motion. MOTION CARRIED.

### **REGIONAL RECREATIONAL AUTHORITY**

Mr. Hershey gave the report for September. He said that there are still drainage problems. Mr. Kepler moved to approve the report. Mr. Hershey seconded the motion. MOTION CARRIED.

## HISTORICAL COMMISSION

None.

## EMERGENCY MANAGEMENT REPORT

Mrs. Julie Brady reported that OXREM will have a drill on October 24<sup>th</sup> at the Oxford Area High School at 6:30 p.m.

Mr. Kepler moved to adopt Resolution 2013-23 for the Emergency Operations Plan update. Mr. Hershey seconded the motion. MOTION CARRIED.

## OLD BUSINESS

### **Ag Preservation -**

Elmer Beiler's Farm – Mr. Kepler moved to authorize the Easement Purchase of Elmer & Annie Beiler's farm for \$112,814.10 Township's share plus \$3,937.59 incidental costs shared with County. Mr. Hershey seconded the motion. MOTION CARRIED.

**Shawn McCummings**, 320 Duck Farm Rd. – The County offered \$8,000 per acre for 12 acres. Mr. McCummings would like to take payments over 5 years with no interest. Mr. Hershey moved that the Township participate with the County in the purchase of an Ag Easement on the McCummings's property. Mr. Kepler seconded the motion. MOTION CARRIED.

**Comprehensive Plan** – The signature page was omitted from the original Implementation Agreement for the Comprehensive Plan that was approved and signed on July 24, 2013. Section XVII: Endorsements has been added and needs to be signed. Mr. Kepler moved to sign the Endorsements section of the Implementation Agreement. Mr. Hershey seconded the motion. MOTION CARRIED.

**Lincoln Village Sewer** – Delinquent accounts for tapping fees: Israel & Beverly Velez \$1,500; Wilbert Cruz \$2,000; Cosme Alvarez \$1,657.04 – have not paid since they applied for the permit. The 2 years of no interest is up and they are not making payments with interest. Mr. Kepler moved to send those three property owners to collections if they do not respond by November 1st. Mr. Hershey seconded the motion. MOTION CARRIED.

## NEW BUSINESS

**CPA** – Mr. Kepler moved to advertise that the Township intends to use a Certified Public Accountant to do the 2013 audit. Mr. Hershey seconded the motion. MOTION CARRIED.

**2014 Proposed Budgets** – Mr. Hershey moved to authorize the Secretary to advertise the proposed 2014 Budgets to be approved at the December 11<sup>th</sup> regular meeting. Mr. Kepler seconded the motion. MOTION CARRIED.

**Trick-or-Treat** – Mr. Kepler moved to have Trick-or-Treat for Lower Oxford Township on Thursday, October 31<sup>st</sup> from 6:00-8:00 p.m. (the same as Oxford Borough). Mr. Hershey seconded the motion. MOTION CARRIED.

## OTHER BUSINESS

None.

## PUBLIC COMMENTS

**Mrs. Teri Dignazio** – Said that she attended the Planning Commission meeting with Catalyst showing the Billboard presentation. She encouraged the Supervisors to look at the Billboard that Catalyst built on

Route 202 which is 489 square feet. She said that the billboards on Route 30 are 685 square feet. She feels it's a big deal that they are asking to put up a 960 square foot sign along Route 1 in our Township. She thinks this is the "posterchild" for advertising in PA. The barn idea is cool, but it's going to be like 5 stories high – 16 feet high by 60 feet wide. On I-95 on the way to the airport the billboards are 1,200 square feet.

Mr. Hershey moved to adjourn the meeting at 7:55 p.m. Mr. Kepler seconded the motion. MOTION CARRIED.

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

Respectfully Submitted,

Sara B. Laganelli  
Secretary/Treasurer