

Lower Oxford Township
Board of Supervisors Meeting Minutes
March 8, 2017

The Regular Meeting of the Lower Oxford Township Board of Supervisors was held at the Township Building, 220 Township Road, on Wednesday, March 8, 2017.

The following were in Attendance: Chairman Kenneth L. Hershey, Vice Chairman W. Ronald Kepler, Supervisor Joel C. Brown, Junior Supervisor Gabrielle Murphy, Codes Enforcement Officer Deborah Kinney, Secretary/Treasurer Sara Laganelli, and three guests.

CALL TO ORDER

Chairman Kenneth L. Hershey called the regular 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 COMMENTS CONCERNING ITEMS ON THE AGENDA

None.

RECOGNITION OF THOSE ASKING TO APPEAR ON THE AGENDA

None.

APPROVAL OF THE MINUTES

Mr. Kepler moved to approve the minutes for the regular meeting on February 8, 2017. Mr. Brown seconded the motion. MOTION CARRIED.

TREASURER'S REPORTS

Presentation of Bills – Mr. Kepler moved to approve and pay the bills: totaling \$68,954.28 for General Fund and \$3,309.75 for Open Space Revenue Fund. Mr. Brown seconded the motion. MOTION CARRIED.

Escrow Account – Mr. Kepler moved to transfer \$5,030.50 from the four listed subaccounts to the Master Escrow account to reimburse for Engineering fees. Mr. Brown seconded the motion. MOTION CARRIED.

Fire Hydrant Tax – Mr. Kepler moved to authorize the addition of a 10% penalty to the Fire Hydrant tax bills that are not paid by August 31st. Mr. Brown seconded the motion. MOTION CARRIED.

Tax Lien Exoneration – The Chester County Tax Claim Bureau cannot collect the delinquent real estate taxes from 2005-2015 from Darlene Phipps, parcel 56-10A-9T because the mobile home was removed. They have requested that the Township exonerate to total lien amount of \$20.88. Mr. Kepler moved to exonerate the tax lien totaling \$20.88 for parcel 56-10A-9T. Mr. Brown seconded the motion. MOTION CARRIED.

Open Space Bond 2007 Series – Mr. Kepler moved authorize the Township's broker Lucien Calhoun to reset the 2007 Series Bond interest rate at the current lower rate with the five-year option to reset or payoff early. Mr. Brown seconded the motion. MOTION CARRIED.

CORRESPONDENCE

- ✓ PA State Police Reports for January and February.
- ✓ Minutes from the LOT Historical Commission's meeting on March 1st along with a draft letter to the historical home owners in the Township.
- ✓ Email about the Fire Co. liaison committee meeting to be held March 23rd at the Fire House.
- ✓ Letter from the Brandywine Conservancy regarding the protected lands in Lower Oxford that have easements held by them.
- ✓ OXREM meeting minutes from January.
- ✓ Union Fire Co. No. 1 Incident listing for January.

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

BUILDING INSPECTOR

The Secretary read the Building Inspector's report for the month of February. He had two (2) plan reviews, eighteen (18) regular inspections, and one (1) commercial inspection. Mr. Kepler moved to accept the Building Inspector's report. Mr. Brown seconded the motion. MOTION CARRIED.

CODES ENFORCEMENT OFFICER

Mrs. Kinney read the Building Permits & Zoning Violations Reports for February. She issued four (4) residential building permits, one (1) commercial permit, one (1) Use & Occupancy permit, and one (1) sign permit. Mrs. Kinney said that there were several violations for junk; 1746 Baltimore Pike, 216 Cream Rd., 202 Limestone Rd., and 614 Jackson School Rd. Taylor Propane built a commercial building without a permit.

Mrs. Kinney announced that John Walsh submitted his resignation from the Planning Commission effective March 1st. Jake Dewees wishes to remain the alternate. Taylor Wilson is willing to serve. Mr. Kepler moved to accept John Walsh's resignation and appoint Taylor Wilson to the Planning Commission to fill his term. Mr. Brown seconded the motion. MOTION CARRIED.

Bombay Enterprises, LLC - Mrs. Kinney said she received word from Bombay's engineer that they did not have a cost estimate and they had the plan on hold. Mr. Brown said that answer is unacceptable. Mr. Brown moved to have Mrs. Kinney write them a letter telling them that is unacceptable and they need to get the cost estimate done now. Mr. Kepler seconded. MOTION CARRIED.

Pine View Enterprises LDP – not ready

King 4-lot SD – 90-day extension received.

Oxford Cabinetry - 90-day extension received.

Reedville Ventures – Mr. Kepler moved to adopt Resolution 2017-05 for a 365-day extension to the final plan approval of Reedville Ventures. Mr. Brown seconded the motion. MOTION CARRIED.

Wyncote revised landscape plan – Mr. Pepple submitted a revised Landscape Plan for the tree plantings in Wyncote. He said that everything at the HOA meeting were pleased with the plan. Mr. Kepler moved to approve the Amended Landscape Plan for Wyncote. Mr. Brown seconded. MOTION CARRIED.

Fee Schedule – Mr. Kepler moved to adopt Resolution 2017-07 to update the Fee Schedule. Mr. Brown seconded the motion. MOTION CARRIED.

UCC Appeal Application – Oxford Cabinetry has filed an UCC Appeal Application for fire sprinklers. Mr. Kepler moved to appoint Mr. Arthur Sagnor, III as Solicitor for the UCC Appeal Proceedings. Mr. Brown seconded. MOTION CARRIED.

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

ENGINEER

The Secretary read the Engineer's reports for February. Mr. Brown moved to approve the Engineer's report. Mr. Brown seconded the motion. MOTION CARRIED.

OASA Report

Mr. Kepler reported that the USDA has agreed to give the Authority fourteen months to make as much payments as possible with no pressure. After that time, they will check to see which options the Study Committee has decided will be best. It was the consensus of the Board on the Committee that finding a buyer to just take over the debt would be acceptable. Mr. Hershey moved to approve the report. Mr. Brown seconded the motion.

MOTION CARRIED.

ROADMASTER

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

REGIONAL RECREATIONAL AUTHORITY

The Secretary reported that the OARA was planning a Pitch/Hit/Run Baseball event on April 29th. They are searching sponsors for the event which is free to girls and boys ages 7-14. Ms. Murphy mentioned that there were going to be volunteers from the High School helping with the event and that she plans on attending. She agreed that the Township should donate funds to help. Mr. Kepler moved to donate \$250 to the OARA to help with fees associated with the Pitch/Hit/Run Baseball event. Mr. Brown seconded the motion. MOTION CARRIED. There was some discussion about the bridge on Oaks Rd. The Supervisors want to know the plans for completing the access to the bridge.

HISTORICAL COMMISSION

Mr. Jay Eaton reported that they had a meeting on March 1st. He has been working on the database. They drafted a letter to send the I45 homeowners that has houses that are about 100 years old to see if they would be interested in serving on the LOT Historical Commission. He would like to send the letters on Township letterhead. The next meeting will be the first Wednesday in May.

EMERGENCY MANAGEMENT

No report.

OXFORD REGIONAL PLANNING COMMITTEE

Mr. Brown said that they did not have a meeting in February. The next meeting is scheduled for March 22nd.

OLD BUSINESS

Proposed Commercial Zoning Amendment (mini storage) – Pending

Intergovernmental Agreement Amendment for the OASA Study Committee – Pending Solicitor

NEW BUSINESS

Spring Clean-up April 21 & 22 - Mr. Kepler move to order dumpsters and advertise for Spring Trash Days on Friday April 21, 7:00 a.m. until 3:30 p.m. & Saturday April 22, from 7:00 a.m. until Noon. There will be a fee for tires. Mr. Brown seconded the motion. MOTION CARRIED.

OTHER BUSINESS

Ag Preservation – Mr. Kepler explained that the Steve England farm is just shy of the 10-acre minimum for the County to preserve it. However, the County has agreed to share the cost of the appraisal, survey, and settlement costs if the Township purchases and Ag Easement for the farm. The County will then hold the easement. Mr. Kepler moved to move forward with preserving the England Farm on Jackson School Rd. Mr. Brown seconded the motion. MOTION CARRIED.

PUBLIC COMMENTS

Ms. Gabrielle Murphy – Asked about the status of David Ross' students work on the MS4 pamphlet. She would be interested in promoting the historic commission and volunteering. Asked is the Township ever considered giving out scholarships.

Mr. Kepler moved to adjourn the meeting at 8:48 p.m. Mr. Brown seconded the motion. MOTION CARRIED.

Respectfully Submitted,

Sara B. Laganelli

Sara B. Laganelli
Secretary/Treasurer

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