

MINUTES

BOARD OF COMMISSIONERS

LOWER ALLEN TOWNSHIP

REGULAR MEETING

AUGUST 25, 2008

The following were in ATTENDANCE:

BOARD OF COMMISSIONERS

TOWNSHIP PERSONNEL

John T. Titzel
Lloyd W. Bucher
Peddrick M. Young, Sr.
H. Edward Black
Dan Christ

Thomas Vernau, Manager
Jan Faust, Assistant Manager
Daniel Flint, Community Development
Frank Williamson, Chief of Police/Public
Safety Director
Nancy Dietel, Finance Director
Danna Lutes, Township Secretary
Christopher Yohn, EMS Captain
Steven P. Miner, Solicitor
Geir Magnusson, Planning Commission
Trudy Metzel, Recording Secretary

President TITZEL called the Regular Meeting of the Board of Commissioners of Lower Allen Township to order at 7:30 p.m. followed by an opening prayer and the Pledge of Allegiance. He announced Proof of Publication was available for review.

APPROVAL OF MINUTES

Approve April 14, 2008 Board of Commissioners Regular Meeting Minutes

Commissioner YOUNG moved to approve the Minutes of the April 14, 2008 Regular Meeting of the Board of Commissioners as submitted. Commissioner CHRIST seconded the motion. Motion carried 5-0.

Approve May 12, 2008 Board of Commissioners Regular Meeting Minutes

Vice-President BUCHER moved to approve the Minutes of the May 12, 2008 Regular Meeting of the Board of Commissioners as submitted. Commissioner BLACK seconded the motion. Motion carried 5-0.

Approve June 9, 2008 Board of Commissioners Regular Meeting Minutes

Commissioner CHRIST moved to approve the Minutes of the June 9, 2008 Special Meeting of the Board of Commissioners as submitted. Commissioner YOUNG seconded the motion. Motion carried 5-0.

Approve July 28, 2008 Board of Commissioners Regular Meeting Minutes

Commissioner BLACK moved to approve the Minutes of the July 28, 2008 Regular Meeting of the Board of Commissioners as submitted. Commissioner CHRIST seconded the motion. Motion carried 5-0.

AUDIENCE PARTICIPATION

President TITZEL asked if anyone in the audience would like to address any item that appears on the Agenda.

James Garling identified himself to Commissioners and advised he would like to address SLD Docket #2008-06, Land Development Plan for Prevail Salon at the appropriate time.

Jim Snyder identified himself to the Commissioners and advised he would like to address SLD Docket #2008-09, Revised Final Land Development Plan for Yetter Court Warehouse at the appropriate time.

CONSENT AGENDA

President TITZEL advised that any Commissioner, Staff member or anyone in attendance could request any item on the Consent Agenda be removed for further discussion and asked if there was any request for the removal of any item(s) on the Consent Agenda. There was no response.

Commissioner YOUNG moved to approve the items on the Consent agenda as submitted, those items being:

1. Warrants Journal of August 14, 2008 in the amount of \$158,240.62.
2. Department Reports for the month of July 2008 including:
 - a. Engineer
 - b. Public Works
 - c. Community Development
 - d. Public Safety

3. Executing the Standard Stormwater Facilities and BMP Maintenance and Monitoring Agreement with William A. Wray, Jr. and Kay G. Wray for 1724 Liberty Cove.
4. Release of Improvement Maintenance Security for SLD Docket #96-32, United Methodist Home for Children.

Commissioner CHRIST seconded the motion. Motion carried 5-0.

ANY BUSINESS PERTINENT TO THE TOWNSHIP. DISCUSSIONS WILL BE LIMITED TO FIFTEEN (15) MINUTES PER PERSON

President TITZEL asked if anyone in the audience would like to address the Commissioners on any business pertinent to the Township.

Margaret Stuski introduced herself to the Commissioners and stated that she is the Democratic candidate running for the seat being vacated by Representative Nailor's retirement.

Ari Unger identified himself to the Commissioners and clarified several issues regarding his Eagle Scout project in the Lower Allen Community Park. Discussion ensued. Commissioner CHRIST moved to approve Ari Unger's design as submitted for the kiosk and benches. Commissioner YOUNG seconded the motion. Motion carried 5-0.

ADMINISTRATIVE SERVICES

Discussion: 2009 Budget Payroll Percentage

Mrs. Dietel advised the Commissioners that it is time to begin working on the budget for 2009 and asked what the Commissioners wanted to see regarding payroll increases in 2009. Discussion ensued. Mrs. Dietel was directed to provide the Commissioners with figures for 3-1/2%, 4%, 4-1/2%, 5%, 5-1/2% and 6%.

Discussion: Grant Denial and Effect on Lisburn Comprehensive Plan

Mrs. Faust advised the Commissioners that the Township's application to the Pennsylvania Historical Commission for an additional grant to help offset monies received last year from the National Trust for Historic Preservation for a study of Lisburn was denied. The National Trust's grant expires December 31, 2008. Discussion ensued. It was the consensus of the Commissioners that Mrs. Faust should pursue an extension from the National Trust and keep moving on the project.

Discussion: Recycling

Mrs. Faust advised the Commissioners that the Department of Environmental Protection has awarded the Township a 2006 Performance grant based on the Township's recycling tonnage.

Mrs. Faust further advised that Donna Paul has recently acquired certification and is now a Certified Recycling Professional.

COMMUNITY DEVELOPMENT

Discussion and Possible Action: Improvement Security for SLD #2001-06, The Manor at Fair Oaks, Phase II, Lots 48, 49 and 50 – Joy Ark Builders, Inc.

Mr. Flint advised the Commissioners that improvement security is coming due for three lots within the Manor of Fair Oaks, Phase II subdivision. These lots were sold to Joy Ark Builders, Inc. The improvement security is strictly for sidewalk. Sidewalk has been completed on two of the lots; one remains to be completed. Letter of Credit is coming due on August 31, 2008. A replacement Letter of Credit has been promised, but to date it has not been received. Discussion ensued.

Commissioner CHRIST moved to authorized Staff and the Solicitor to act on the Letter of Credit regarding SLD #2001-06 if a replacement is not received by Friday, August 29, 2008. Commissioner YOUNG seconded the motion. Motion carried 5-0.

Discussion SLD Docket #2008-08, Revised Final PRD Plan for The Heights of Beacon Hill, Phase 2

Mr. Flint advised the Commissioners that this revised plan pertains to the second fence along the property line in the area of the detention basin. Final grading makes this fence no longer practical. Mr. Flint further advised that a public hearing is required. Discussion ensued.

The public hearing for SLD Docket #2008-08 was scheduled for Monday, September 8, 2008 at 7:30 p.m.

Discussion: SLD Docket #2008-09, Revised Final Land Development Plan for Yetter Court Warehouse

Mr. Flint advised the Commissioners that the five-year protection afforded in the Planning Code has expired. The current property has a prospective buyer and the buyer would like to have an approved land development plan that is current. A new plan had to be submitted. The significant difference is stormwater management as some of the current requirements were not designed into the project five-years ago. The developer has submitted the same plan as previously approved and is requesting waivers from the new stormwater management requirements, curb and sidewalk along Lisburn Road and sidewalk and Yetter Court cul-de-sac.

The Planning Commissioner recommended approval of waivers from curb and sidewalk *but* not from current stormwater management. James Snyder identified himself to the Commissioners and responded to questions regarding the Plan. Discussion ensued.

It was the consensus of the Commissioners that they are **not** inclined to grant a waiver from current stormwater management requirements.

Discussion: SLD Docket #2008-06, Land Development Plan for Prevail Salon

Mr. Flint advised the Commissioners that this plan is for a small addition strictly for an employee lounge. No additional employees; no additional parking required. Resident to the rear is aware of the project and is pleased that screening is part of the project. Planning Commission recommended approval. Discussion ensued.

This will be an agenda item for September 8, 2008.

Discussion: Request for Release of Security Improvement for SLD Docket #2007-05, Marzoni's Restaurant

Mr. Flint advised the Commissioners that this project has been put on hold and the Applicant has requested the bond be released. The Applicant would provide a letter stating that they would provide a new bond before any building permit is issued. There is no indication if or when building would proceed. Discussion ensued.

This will be an agenda item for September 8, 2008.

MANAGER

Recognition for Representative Nailor

Mr. Vernau advised the Commissioners that Representative Nailor will be retiring in three months and inquired if the Commissioners were interested in a recognition night as well as suggestions for a gift. Discussion ensued.

It was the consensus of the Commissioners to have the recognition night separate from a regular meeting night.

Municipal Services Center Dedication Ceremony

Mr. Vernau advised the Commissioners that Staff was looking at holding the Municipal Services Center Dedication Ceremony on Saturday, October 11, 2008, which falls at the end of Fire Prevention Week. The Fire Company would like to do a Housing Ceremony on that day and would be a nice combined event. Discussion ensued.

The Commissioners directed Staff to proceed with plans for the October 11 event.

Sale of 1993 Hummel Avenue Update

Mr. Vernau gave the Commissioners an update on the sale of 1993 Hummel Avenue. He deferred to Art Campbell for details and recommendations. Extensive discussion ensued.

Commissioner BLACK moved to authorize Art Campbell to put the building out for lease. Commissioner CHRIST seconded the motion. Motion carried 4-0-1, Vice-President BUCHER opposed.

The Commissioners set Monday, September 29, 2008 at 7:00 p.m. as the date and time of the special meeting to discuss the future of 1993 Hummel Avenue.

OTHER BUSINESS

Commissioner CHRIST advised that he was at the Butterfly Garden in LACP and recommended everyone stop by. He thanked Scott Duncanson of the Recreation and Parks Committee for his suggestion of the garden.

ADJOURN

The Regular Meeting of the Board of Commissioners adjourned at 9:20 p.m.

ATTENDANCE REGISTER

An Attendance Register is made part of this record.