

**MINUTES**

BOARD OF COMMISSIONERS

LOWER ALLEN TOWNSHIP

REGULAR MEETING

SEPTEMBER 8, 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  
Daniel Flint, Community Development  
Nancy Dietel, Finance Director  
Frank Williamson, Chief of Police/Public  
Safety Director  
John Eby, Community Development  
Steven P. Miner, Solicitor  
Danna Lutes, Township Secretary  
Ashley Sides, Assistant 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.

**RECESS REGULAR MEETING**

The Regular Meeting of the Board of Commissioners recessed at 7:33 p.m.

**CONVENE PUBLIC HEARING: APPLICATION OF BHH PARTNERS FOR MODIFICATION TO THE FINAL PLANNED RESIDENTIAL DEVELOPMENT (PRD) PLAN FOR THE HEIGHTS OF BEACON HILL, PHASE 2**

The continuation of the public hearing regarding the application of BHH Partners for modification to the Final Planned Residential Development (PRD) for The Heights of Beacon Hill Phase 2 convened at 7:35 p.m.

**RECESS PUBLIC HEARING**

The public hearing regarding the Application of BHH Partners for modification to the Final Planned Residential Development (PRD) Plan for The Heights of Beacon Hill, Phase 2 recessed at 8:35 p.m.

## **RECONVENE REGULAR MEETING**

The Regular Meeting of the Board of Commissioners reconvened at 8:36 p.m.

## **CONTINUE PUBLIC HEARING RE: APPLICATION OF BHH PARTNERS FOR MODIFICATION TO THE FINAL PLANNED RESIDENTIAL DEVELOPMENT (PRD) PLAN FOR THE HEIGHTS OF BEACON HILL, PHASE 2**

Vice-President BUCHER moved to continue the public hearing regarding the Application of BHH Partners for modification to the Final Planned Residential Development (PRD) Plan for The Heights of Beacon Hill, Phase until September 22, 2008 at 7:30 p.m. Commissioner CHRIST seconded the motion. Motion carried 5-0.

## **AUDIENCE PARTICIPATION: ANY ITEM ON THE AGENDA**

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

There was no response.

## **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 such request.

Accept motion to approve the items on the Consent Agenda, which are listed as follows:

- a. Warrants Journal of 08/28/08 in the amount of \$ 183,986.86.
- b. A waiver of the requirement contained in Section 1173.04 to submit a Preliminary Plan for SLD Docket #2008-06, Land Development Plan for Prevail Salon Lounge Addition.
- c. SLD Docket #2008-06, Final Land Development Plan for Prevail Salon Lounge Addition, at One Commercial Drive
- d. Release of Security Improvement for SLD Docket #2007-05, Final Land Development Plan for Marzoni's Restaurant, 4925 Ritter Road.

Commissioner CHRIST moved to approve the Consent Agenda. Commissioner YOUNG 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 Board on any business pertinent to the Township.

There was no response.

**ADMINISTRATIVE SERVICES**

**Employee Recognition**

Mr. Vernau brought before the board the following individuals for recognition at the September 22nd meeting.

Daniel Flint, 10 years of service  
Dianna Knisely, 10 years of service

Mr. Vernau also brought before the board the following employees for recognition to be recognized with a Commendation Letter for various events which took place in the township:

James Grundon, EMT-1  
Robert Brobst, Public Works Department

Discussion ensued regarding the reasons for their recognition.

**COMMUNITY DEVELOPMENT**

**Discussion and Possible Action: Appointing a consultant selection committee to recommend a consultant for the Village of Lisburn Neighborhood Study.**

Mr. Flint updated the Board on the Village of Lisburn Neighborhood Study informing the Board that a number of firms had been contacted regarding this study. Mr. Flint asked the Board if they were like to recommend a selection committee to appoint a consultant.

Motion was made by Commissioner BUCHER to appointed Commissioner Christ, Tom Vernau, Jan Faust, and Daniel Flint to make up the selection committee. Commissioner BLACK seconded the motion. Motion carried 5-0.

**Discussion: Resolution 2008-R-25, Establishing a Policy regarding Improvement Security for Construction of Facilities Associated With Subdivision and Land Development Plans**

Mr. Flint discussed Resolution 2008-R-25, establishing a policy regarding Improvement Security for Construction of Facilities associated with Subdivision and Land Development Plans. He explained that this has not been something the department has been doing in the past but this

resolution has been drafted to make this a policy for the future. Discussion ensued. Resolution 2008-R-25 will be on the September 22, 2008 agenda for approval.

### **MANAGER**

Mr. Vernau brought before the Board for discussion issues regarding Design Omissions and Outstanding Basco invoices for services rendered during the Municipal Services Center project. Mr. Vernau explained that the township is holding invoices from Basco, Inc. due to issues which arose due to design errors or omissions. Mr. Vernau provided the Board with a listing of those issues with a description of each issue. Discussion ensued.

Motion was made by Commissioner CHRIST motion for Lower Allen to pay Basco \$14,446.53. for its share of the outstanding invoices. Commissioner BLACK seconded the motion. Motion passed 5-0.

### **EXECUTIVE SESSION**

There was no Executive Session.

### **ADJOURN**

The Regular Meeting of the Board of Commissioners adjourned at 9:30 p.m.

### **ATTENDANCE REGISTER**

An Attendance Register is made part of this record.