

# *Official Franklin Township Update*

Below is a summary of the October 17, 2012 Franklin Township Board of Supervisors meeting. The meeting was called to order at 7:02 p.m. with 4 Supervisors present. Mr. Overton arrived at 7:04 p.m. There were approximately 17 people in attendance.

The Chairman announced that there will be an Executive Session to discuss personnel issues following the meeting.

**Approval of Minutes/Disposition of Records:** The Board discussed the process for transcribing the minutes and they agreed to continue the process that is currently in place which is to rely on the transcriptionist and staff to capture the essence of the meeting. A motion to approve the September 19, 2012 minutes was made by Chairman Auerbach, seconded by Supervisor Latimer. The motion passed unanimously. Chairman Auerbach made a motion to approve the August 15, 2012 minutes. The motion passed 4-1 with Supervisor Schenk voting against.

Chairman Auerbach made a motion to approve Resolution 2012-22 which allows the Secretary to erase the audio tape of the August 15 and September 19 BOS meetings and the August 2, 2012 PC meeting. This was seconded by Supervisor Latimer. The Motion passed 5-0.

**Treasurer's Report:** Chairman Auerbach made a motion, seconded by Supervisor Schenk, to approve the September 2012 Treasurer's report. The report includes the following disbursements: The General Fund with disbursements and transfers of \$100,734.66; the Park & Recreation Fund with disbursements of \$11,250.42; the Open Space Fund with disbursements of \$7,894.89; the Emergency Services Fund with disbursements of \$29,239.99; the Fire Hydrant Fund with disbursements of \$399.30 leaving a balance in all funds totaling \$1,194,603.82. This motion passed unanimously.

**Zoning Officer/Building Inspector Report** – Duane Brady, Township Zoning Officer/Building Inspector reported that the month of September included 4 new permits, 39 various inspections and 4 zoning issues. Total building/zoning fees collected: \$990.90 and \$537.00 in miscellaneous fees.

**Franklin Sportsman's Association Report** – It is a requirement of the Board of Supervisors that a Franklin Sportsman's Association (FSA) Board member attend the monthly Board of Supervisors meetings and give a status report. Mr. Jim Johnson reported that 2 does were taken from Banffshire (archery) and the group has continued to perform community service work on the Goodwin Property (straightened a total of 52 trees), and Chesterville Road (roadside cleanup).

**Planning Commission Report** – Planning Commission Chairman, Ralph Olivier, reported that at the October 4 PC meeting, the Commission reviewed the Patone Conditional Use Application for a winery as accessory to agriculture at their property located at 1051 Wickerton Rd. The PC recommended approval of the Conditional Use to the Board with the condition that Mr. Patone submit a Land Development Plan. Mr. Olivier also reported that Mr. Jeffcoats came before the PC to get a sense of whether the Commission would approve his waiver request for an 18' reduction in the buffer to accommodate 10 additional parking spaces for his automotive repair shop.

**HARB Report:** Chairman Lagasse reported that since there was no business before the HARB, they cancelled their October meeting.

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**Patone Conditional Use Public Hearing** – As stated above, Mr. Patone had submitted a Conditional Use Application to the Board of Supervisors to approve his application for a winery as accessory to agriculture. The winery would be located in the lower level of the family residence. Along with making wine and weekend wine tastings, the winery will occasionally host special events for groups under 50. Mr. Barry Stingel and Mr. Matt Longo of Hillcrest Associates represented Mr. Patone during this hearing and outlined his plan for the winery on a map of the property. Solicitor Thompson led the hearing and gave members of the public and the Board an opportunity to speak and ask questions. It was noted that neighboring property owners were notified in writing of the public hearing. Mr. Patone stated he is aware he must go through the Land Development process and agreed to work closely with Duane Brady, Township Zoning Officer. The Board will consider this at the November 14, 2012 Board of Supervisors meeting.

**Jeffcoats Automotive** – Mr. Jeffcoats has submitted a plan to the Township to add 10 additional parking spaces to his automotive garage business on Route 896. To be able to create additional spaces, he would need a waiver from the Subdivision and Land Development Ordinance which would allow him to reduce the 40' buffer from the Route 896 right of way to 22 feet. Mr. Jeffcoats has stated that since his business has grown, he has outgrown the existing parking lot and it is a hardship juggling the overflow parking. Hillcrest Associates, Mr. Jeffcoats' land planner, Mr. Christopher Amentas, Mr. Jeffcoats' attorney, and members of the Board discussed different options that Mr. Jeffcoats should pursue to eliminate the need for a waiver from the Ordinance; however, the Solicitor explained that if the Board were to make a decision on this issue, it would need to be made during a public hearing. The Applicant is going to review the various options.

**White Clay Knoll and Laurel View Road Dedication** – Mr. Bill Romanelli, representing Wilkinson Builders, was in attendance to talk about the completion of the White Clay Knoll Subdivision (the 2 approved subdivision plans have been combined and built as one subdivision). Mr. Grant Hitchens, Township Engineer, explained that he has made the necessary site visits, reviewed the various documents and has given his approval that all of the necessary items have been completed to the satisfaction of the Township. In addition, the Township Solicitor OK'd the financial security, deeds of dedication, and maintenance bonds. Mr. Ted Kent, a Board member of the HOA in this community shared his concerns about a few outstanding items involving trees. Although Mr. Kent's concerns are unrelated to the road dedication, Mr. Hitchens assured Mr. Kent that these items could be addressed before funds are released from the building escrow. Mr. Romanelli and Mr. Kent will work together to see that Mr. Kent's concerns are addressed. On motions by Chairman Auerbach, 2nded by Supervisor Overton and Supervisor Latimer respectively, the Township took dedication of the roadways in White Clay Knoll (including those roadways in the Laurel View subdivision). The motion passed unanimously.

**Extensions** – On motion by Chairman Auerbach, 2nded by Supervisor Overton, the review clock for the Sarana Subdivision Plan was extended through January 30, 2013.

**New Business – 2012-2013 Snow Plow and Interim Road Maintenance Contracts** – Assistant Manager, Jeff Eastburn reported that the Township received one responsive bid for these two programs - Yardworks Inc. Yardworks has been the lowest responsive bidder for the last several years and Mr. Eastburn recommended awarding both of these bids to Yardworks. On motion by Chairman Auerbach, 2nded by Supervisor Overton, these awards were unanimously awarded to Yardworks Inc.

**New Business – Preliminary Budget Discussion** – Manager/Treasurer McVaugh informed the Board that the Emergency Services Fund would not have adequate funds beyond 2013. The

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Board discussed various payment methods for Medic 94 which currently charges townships based solely on assessed value. The Board agreed that paying by population and number of calls would be a more fair method of charging townships. It was noted that some townships don't pay their fair share, some just paying a small percentage. It was also noted that Franklin Township has always paid what Medic 94 has requested. Ms. McVaugh will reach out to Representative Lawrence and Senator Pileggi to enlist their help to encourage all municipalities to pay their fair share for these essential services.

To assist with the draft budget compilation, Ms. McVaugh discussed whether the Board was interested in a guiderail program in 2013 (consensus was not in 2013) and the purchase of a trailer to store and transport the John Deere gator to the Preserves and the Park (consensus was favorable).

**Public Comment** – There was public comment from Mr. Kent regarding payment of emergency services.

The meeting was adjourned at 10:37 p.m.

As always, if you have any questions or concerns regarding this update or any other township-related matter, please contact the office staff by email or by phone at 610-255-5212.

*If you have any objection to the use of your email address in this manner, please let Sharon Norris know at [snorris@franklintownship.us](mailto:snorris@franklintownship.us). If any of your neighbors who are not currently on our mailing list are interested, please provide Sharon's email address and ask them to send her a request.*