



OFFICIAL UPDATE

This is a summary of the June 15, 2016 Franklin Township Board of Supervisors (BOS) meeting. Chairman Auerbach called the meeting to order at 7:10 p.m. In attendance were Supervisors Dea, Schenk, Snyder and Torres. Also in attendance were Historical Commission/HARB Chairman, Paul Lagasse, Manager/Treasurer, Joan McVaugh and Secretary Sharon Norris. There was 1 member of the public present, who is also a member of the Planning Commission.

Public Comment: There was no public comment.

Approval of Minutes: On motion by Chairman Auerbach, seconded by Mrs. Dea, the May 18, 2016 minutes were unanimously approved.

Disposition of Records: On motion by Chairman Auerbach, seconded by Supervisor Torres, Resolution 2016-17 was approved 5-0. The motion authorized the erasure of the audio tapes for the May 5, 2016 PC meeting and the above mentioned Board of Supervisors meeting.

Treasurer's Report: On motion made by Mr. Auerbach, 2nded by Mrs. Schenk, the Board approved the May Treasurer's Report which includes the following disbursements: The General Fund with disbursements and transfers of \$129,089.05; the Park & Recreation Fund with disbursements of \$8,646.73; the Open Space Fund with disbursements of \$7,172.61; the Traffic Impact Fund – East with disbursements of \$3,651.59; the Capital Reserve Fund with disbursements of \$13,605.25; the Highway Aid Fund with disbursements of \$28,148.99; the Emergency Services Fund with disbursements of \$7,911.97; and the Fire Hydrant Fund with disbursements of \$580.80 leaving a balance in all funds totaling \$1,166,788.32. The motion passed unanimously. Mr. Torres asked if either of the FEMA reimbursement checks have arrived. Ms. McVaugh answered negatively but confirmed that the Creek Road embankment reimbursement is reflected in the budget, however, the snow reimbursement is not. He also asked when funding to the Capital Reserve would take place. The budget calls for \$45,000 to be transferred, which would occur closer to the end of the year.

Zoning Officer/Building Inspector Report: Chairman Auerbach reported that during the month of May, 19 new permits were issued and 50 various inspections were performed. Building/zoning fees collected: \$5,029.10; Recreation and Impact fees \$0; and \$2,610.00 in miscellaneous fees. There are 6 zoning issues; however, two have been resolved. The Board discussed the oil issue at 1620 New London Rd. and directed staff to follow up with the DEP and the Zoning Officer to ensure that this situation is under control as soon as possible. The Board also discussed the issue at 1006 Wickerton Road regarding a trailer that needs to be moved to the back yard. The topography of the back yard is making it difficult to find a spot to place the trailer and additionally, the resident is having trouble finding a contractor to move the trailer.

PC Report: Mr. Brent Van Lith, PC member, reported that the PC, at their May 5 meeting, recommended that the BOS enact draft Ordinance 2016-06, "Brewery as Accessory to Agriculture" after 3 months of discussion.

The PC finalized the minimum lot size for outdoor events with less than 100 attendees and discussed parking, safety and noise issues. Please see the minutes from that meeting when they are available for more details. The Board recognized and thanked the PC for their efforts in writing a straight forward ordinance.

Historical Commission/HARB Meeting Report – Chairman Lagasse reported that both of these agendas were very light. The HC reviewed pipeline events, upcoming PennDOT roadwork , talks & training and moving forward with the HC’s Facebook page. They’ve purchased a Historical Commission banner to display at various programs and at their table on election day to attract residents. The HARB is required to meet once per quarter. They reviewed talks & training and upcoming PennDOT roadwork. Regarding the Eastern Shore Natural Gas Pipeline (ESNG) Mr. Lagasse reported that FERC must make a decision regarding the pipeline by July. ESNG, noting they were not on FERC’s June agenda, agreed to a notational vote. However, if that fails, they would still want the pipeline project to be heard at a public meeting in July. Mr. Lagasse expressed his opinion that a 24” pipe should be installed now; however, since it is not being installed, this could be a potential issue down the line.

Old Business:

Township Office Renovation – The Board continued the discussion to renovate the Township Office in stages. Mr. Auerbach, using architectural software, has successfully designed an ADA-compliant bathroom in the meeting room area. He has reviewed the plan with the township engineer and the plan is ready to send to contractors for quotes. Because of space issues, the renovation to the bathroom cannot occur until the Manager’s desk is moved into the back office. Therefore, soundproofing and reworking that office is #1 on the priority list. Next would be the renovation of the bathroom and 3rd would be repair of the deteriorated wall in the back room. The Board discussed moving files to the building at the park, getting a POD or mobile mini storage container to store some of the files while the renovation to the back room is occurring. Mr. Auerbach explained that we would need a contractor to reframe and finish the walls; the Township would purchase the toilet, sink and bars and a plumber could install those. The Board discussed getting quotes for each individual project and then all 3. Mr. Auerbach will develop a scope of work. This discussion will continue at next month’s Board meeting.

Municipal Complex Site Plan – the Board’s goal is to make the view of the municipal site more attractive for those driving up Appleton Road toward Kemblesville and for those visiting the post office. Supervisors Torres and Auerbach spent some time walking the site and using the LTL plan as a guide, they developed a new plan. The entrance into the “work yard” will now allow the contractor trucks to continue straight into the yard from Municipal Lane instead of turning sharply to the left. The plan calls for relocating the corn bin and recycling area to behind the post office parking lot. Beyond that will be the stormwater retention basin. There would be an area of screening between the post office parking lot and the recycling area. The plan shows additional screening behind the Ford Farm Parking Lot and also at the left turn on the lane toward the municipal building. The types of trees and shrubs used for the landscape buffer was discussed, and Mrs. Schenk explained why we shouldn’t plant arbor vitae and Leland Cyprus. Although quick growing, the arbor vitae are a delicious treat for deer and Leland Cyprus have a short life span. Mr. Lagasse recommended the American Holly (male species) and Mrs. Schenk thought the rhododendron should be considered. Board members will do some individual research and come back next month with ideas. The discussion centered on what could be done now that wouldn’t have to be re-done when other parts of the plan are implemented.

New business:

Brewery As Accessory To AG – Ord. 2016-06 – On motion by the Chairman, 2nded by Supervisor Schenk, the Board authorized the solicitor to advertise this ordinance which amends the Zoning Ordinance Chapter 27, Section 1718 to add a brewery Use as a Use Permitted Accessory to Agriculture by Conditional Use. The PC has recommended that the Board enact this ordinance; they have been reviewing the draft ordinance at their last 3 PC meetings. The motion passed unanimously.

Land Use Zoning Discussion –Stemming from an issue last month where a property owner wanted to sell their property to someone who wanted to build an additional home on the property to live in while his daughter lived in the existing house, it came to the Board’s attention that this section of the ordinance needed to be revised to allow the Township to have more control on what could be done on larger parcels in the AR District. At first, it appeared that the Board could just revise sections 402 and 403 of the Zoning to limit the number of accessory dwellings on parcels in the AR District to one by Conditional Use. However, during discussion, it became apparent that additional work was necessary. The Board discussed different options that would not require a conditional use hearing. The Board will revisit this next month to review different possibilities.

Membership in Township-Related Professional Organizations – This discussion revolved around the cost of being involved with the various township-related professional organizations and how much value they bring to the taxpayers. Mr. Auerbach reviewed the core functions of the supervisors and wasn’t sure how these organizations contribute to those functions. Mr. Auerbach went on to state that the Board has gotten variable costs under control and lowered taxes and now is the time to review the fixed costs. Each Board member will have a section of the budget that they will review and look to see where costs can be reduced. Then items will be scored. Mr. Auerbach acknowledged that there will be a lot of judgement calls to make. Franklin will be comparing ourselves to other townships and the end goal is to develop an economic projection.

Public Comment: There was no public comment.

Meeting adjourned at 8:57 p.m.