

08/17/06-7:30 P.M-EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING

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ATTENDEES:

SUPERVISORS: Chairman Douglas Mackley, Vice Chairman Alan Fry, and
Secretary Noelle Fortna

Treasurer Elwood Schwartz

Police Chief George Beever for Police Department Matters

Township Land Planning Engineer Brent Lied/BEL

Township Manager Karen Koncle

Visitors: Robert Roggenburg and Ken McCrea

CALL TO ORDER: Chairman Mackley called the advertised Workshop Meeting to
order in the Township Building Conference Room at 7:32pm.

POLICE DEPARTMENT MATTERS-8PM: Police Chief George Beever attended this
portion of the meeting to discuss Department matters with the Supervisors.:

A. MONTHLY REPORT: The Police Chief and Supervisors reviewed information
on the monthly report.

B. TRAFFIC STUDIES-N. MUDDY CREEK RD., CHESTNUT HILL RD.,
PEIFFER HILL RD., KRAMER MILL RD., S. MUDDY CREEK RD.:
Chief Beever will forward the summary information for studies performed on
07/27/06.

C. TRAFFIC STUDY REQUEST FOR SPEED ON CURVE OF NEW LAUSCH
RD. AREA: The Supervisors requested the Department perform a traffic study on the
curve of new Lausch Rd. to post recommended speed limit.

D. PERSONNEL: The Supervisors discussed several personnel matters. On a
motion by Chairman Mackley, seconded by Secretary Fortna and there being no
questions, the Board unanimously approved the increase in hourly pay rate per the
recommendation of the Police Chief.

E. OTHER ITEMS: The Supervisors requested the Manager to contact the
Transportation Engineer to conduct inspections coordinated with PD and Roadmaster
relative to signs, lighting, etc., on N. Muddy Creek Rd. and Col. Howard Blvd.

BC NATURAL CHICKEN-EXTENSION OF LEASE REQUEST: Kevin O'Neill
attended at 8pm.

MOTION: Chairman Mackley made a motion to approve the request from BC Natural
Chicken to extend their lease for a portion of the property at 1975 N. Reading Rd.,
Denver, PA, from 12/31/06 to 06/30/07, and to approve the conditional option to extend
the 06/30/07 lease termination to 12/31/07 based on further information pledged from BC
Chicken by 03/31/07. Vice Chairman Fry seconded the motion. Chairman Mackley

called for questions. There being none, the Supervisors voted unanimously to approve the motion.

It was noted the Knox Box has been received and will be installed with information to be forthcoming to BC Natural Chicken.

LAND PLANNING AND ZONING MATTERS-8:15pm: Brent Lied/BEL

A. PLANNING MATTERS: The following planning matters were discussed:

1. MITCHELL PLAN:

a. CONTRIBUTION TOWARD REPLACEMENT OF STORMWATER CULVERT UNDER DOGWOOD DRIVE-MOTION: Chairman Mackley made a motion to set the amount at \$2,000.00 for the contribution due to the Township from the Developer as the proportionate development's share toward the estimated cost of \$3-3,500.00 for the Township to replace stormwater infrastructure under Dogwood Drive, and that this fee will be deposited into the Capital Reserve Fund earmarked for this specific improvement. Vice Chairman Fry seconded the motion. There being no questions, the Board voted unanimously in favor of the motion.

b. FEE IN LIEU OF LAND DEDICATION FOR RECREATION: This matter remains under study by the Board.

c. TREES TO BE REMOVED: The Supervisors discussed the applicant's concern about removal of tree roots, etc., damage to the roadway. The Board felt that the potential for roadway damage can be avoided with the Township's preferred requirement that the tree stumps be ground in place leaving the roots alone and regrading the swale.

d. LCPC COMMENTS: Chairman Mackley noted the need to emphasize the elimination of the Clean and Green taxation status following the subdivision, and that a note should be added to the Plan to adequately address #5 on the LCPC comments, that current zoning does not allow a commercial riding rink.

2. RIDGE ROAD TRACT-STORMWATER-MILLER ROAD

RAILROAD CROSSING: Updated information was shared about John Nolan's stormwater concerns and the potential need to shift the developer's efforts. The Supervisors concurred with having further discussions and hoped that mutually acceptable conclusions can be reached between all parties at the future field meeting.

The Miller Rd. crossing reconstruction and detour was discussed.

3. FOLTZ-STORMWATER IMPROVEMENTS-MOTION: Secretary Fortna made a motion to release the full security of the Dennis Foltz stormwater management maintenance agreement based on the fact that the improvements are relatively minor in nature, are on private property, and are not dedicated to the Township, the 18-month maintenance period and security would not be required.
4. GRADING MATTER AT 51 GROUSE DRIVE: Chairman Mackley noted that DEP has confirmed that basic modifications can be made to the grading to resolve the issues. The Supervisors agreed this was a matter between the property owner and the developer/builder for resolution.
5. LUONGO IMPROVEMENTS: The Supervisors were updated on the progress of the improvements and the likely future request for escrow reduction.
6. ADAMSTOWN VET EXPANSION: The Supervisors were updated on the recent concept plans and informal information submitted to BEL.
7. MORGANSHIRE, PHASE II AND III: The Supervisors were updated on this Plan and that the Developers have further revised the Declaration of Covenants, Conditions and Restriction for Phases II and III of the Development, addressing the ECTA, stormwater, and maintenance concerns.

TRANSPORTATION:

- A. POROUS PAVEMENT-BEL: Discussion took place relative to the draft State stormwater manual and, policing and enforcing maintenance requirements after construction.

RECYCLING-BEL:

- A. WOODY WASTE SITE-MOTION: Chairman Mackley made a motion to authorize BEL to seek permitting using Option #2, keeping the location at the current place and refraining from constructing any roads negating stormwater management planning, etc. Secretary Fortna seconded the motion. There were no questions. The Supervisors unanimously approved the motion.

ON-LOT SEWAGE MATTERS: District two compliance inspections are underway. District three mailings were sent.

AUTHORIZATION FOR SPECIAL MEETING: On a motion by Chairman Mackley, seconded by Vice Chairman Fry and there being no questions, the Supervisors unanimously authorized advertisement of a Special Supervisors' Board Meeting with the

Authority Board Members on 08/21 or 08/22/06 at 7pm to consider action on sewage matters and any other matters to come before the Board.

EAST COCALICO TOWNSHIP AUTHORITY MATTERS: None.

SOLICITOR:

A. TAX QUESTION RECOMMENDATION: The Solicitor's recommendation was forwarded to the Tax Collector for review and comment.

B. QUESTION FOR COUNSEL-PRIVATE COMMERCIAL USE OF PARKING AT 1975 N. READING RD.: Chairman Mackley noted that in the past Adamstown Antique Gallery has used parking facilities for their customers during special commercial events across the street from the Gallery at this property. The Supervisors request Solicitor guidance about this matter and proper notification to the Gallery Owner.

BOARD OF SUPERVISORS:

CHAIRMAN:

A. MOWING AT 1975 N. READING RD.-MOTION: Chairman Mackley made a motion to accept the quote from the current subcontractor noting that the price is consistent with the mowing contract in place. Secretary Fortna seconded the motion. There were no questions. The Supervisors unanimously approved the motion.

B. HILL ROAD ITEM: It was noted the Roadmaster has the matter on his list to do as workload and manpower allow.

C. STONE HILL ROAD: It was noted that the Transportation Engineer is finalizing cost and design in preparation for advertising for bids.

D. GARDEN SPOT SIGNAL REPAIR: It will be confirmed that repairs are made.

E. HEATHERWOODS, PHASE I-A STREET LIGHTS: A letter was recently sent to the Developer/Owner noting the need to energize internal street lighting.

F. ADDITIONAL INSURANCE PREMIUM FOR PUBLIC PROPERT AT 1975 N. READING RD.: Chairman Mackley noted the need for all partners to pay their share.

G. ATTORNEY YOUNG LETTER: Chairman Mackley asked Zoning Officer to provide status report.

H. SEO REQUEST FOR STATUS REPORT ON THE ON-LOT SEWAGE MATTER: So noted.

I. VISTA CARE CONCERNS: Chairman Mackley asked the Zoning Officer to be aware of situations at this location and to provide status reports.

J. EMPLOYMENT POSTERS: Chairman Mackley asked for a status report on purchasing the required updated posters.

K. LIMESTONE HOUSE ON MARTIN LIMESTONE PROPERTY: Zoning Officer is asked to provide a status report.

L. WEBSITE: The Supervisors reviewed the information for updating the website.

M. WEST COCALICO TOWNSHIP LETTER: Chairman Mackley acknowledged the clarification letter.

VICE CHAIRMAN:

A. LCHRA APPOINTMENT: Vice Chairman Fry was made aware of procedures involved with service.

B. POSTS TO BE REMOVED AT POOL: So noted.

C. COCALICO LEADERS MEETING: Vice Chairman Fry provided a brief overview of discussions.

SECRETARY:

A. STREET NAMES FOR FOX BROOKE DEVELOPMENT: Discussion provided ideas.

B. LCPC ENVISION BALANCE COMPONENT FOR GROWTH MANAGEMENT: Receipt of the information was noted.

C. PA ONE CALL: Information was noted.

TOWNSHIP MANAGER:

- A. PERSONNEL MATTERS: Information was discussed and scheduled.
- B. CONSORTIUM MEETING: Secretary Fortna will attend.

LONG RANGE PLANNING: Nothing further at this time.

PENDING ITEMS: None

COMPLAINTS/CONCERNS/QUESTIONS NOT ALREADY ADDRESSED: None

ANY OTHER ITEMS TO COME BEFORE THE BOARD:

- A. BOB ROGGENBURG QUESITON-KITTLER PROPERTY: Ideas were exchanged.
- B. KEN MCCREA REPORT ON INJURY AT POOL: The report noted an injury occurring today at the pool. An incident report will be forwarded to the Board.

ADJOURN: On a motion by Secretary Fortna and seconded by Vice Chairman Fry, the Supervisors unanimously agreed to adjourn the Workshop Meeting at 9:55pm.