CALL TO ORDER by Arthur Bustard at 9:00 am

PLEDGE OF ALLEGIANCE

ATTENDANCE
PRESENT:
ARTHUR C. BUSTARD  [X]
SUSAN G. CAUGHLAN  [X]
STEPHEN C. QUIGLEY  [X]

INFORMATIONAL ITEMS:
Chairman Bustard announced that the next Conditional Use Hearing regarding Center Point Golf Course is scheduled for November 19, 2014.

MOTIONS & RESOLUTIONS
Approval of the Minutes of October 6, 2014
A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to dispense with the reading of, and approve the amended minutes of October 6, 2014.

MANAGER’S REPORT
Zoning Hearing Board Update
Tiffany Loomis, Director of Planning and Zoning, provided the report.

The Zoning Hearing Board meeting scheduled for November 25, 2014 has been cancelled.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to grant the Extension of Time for 1207 Hollow Road Subdivision and Land Development Plan.

Joseph Koslowski, Worcester, is requesting relief for a re-roofing permit fee. He further explained that he has had issues the past nine years with his roof.

Chairman Bustard confirmed that this fee is to cover the building inspection fees. Lee Mangan, Township Manager, confirmed this. Supervisor Caughlan further explained that if this fee is not covered, it would be forwarded onto the tax payers thus it must be paid.

Mr. Koslowski thanked the Board for their time.

Authorization for Towamencin Fire Police
Mr. Mangan provided the report.
He explained that an official action is required for the fire police to be present at the entrances of Fisher Park for traffic control on November 22, 2014 for the Towamencin Township 5k Turkey Trot.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to grant the request for fire police to be present at the entrances of Fisher Park on November 22, 2014.

Supervisor Quigley inquired if the Township was ever reimbursed for Worcester’s portion of the use of our land.

Chairman Bustard further explained the land transaction of Fisher Park.

ENGINEER’S REPORT
Joseph Nolan, Township Engineer, provided the report.

Road Improvement Project
All of the overlay work was completed as of last week for the 2014 Road Improvement Project. Bean Road is temporarily shut down on November 3, 2014.

Zacharias Trail Project
The trail project has been stoned from Green Hill Road to Evansburg Park and will be paved within the next two weeks. He confirmed that he has heard nothing from DEP on the bridge permit.

Supervisor Caughlan inquired about the parking lots and if paving notifications have been given.

Valley Green Wastewater Treatment Plant
The site piping is being installed and then the back fill will be completed. Everything is on schedule.

Stony Creek Farms
All of the work was to be completed on Saturday, but did not occur due to the rain. It will be completed on November 3, 2014, and November 4, 2014. There were three pages of comments, and which, most was agreed to. At this point all work will be considered completed.

Supervisor Caughlan inquired if there was a warranty on the work and about the rocks in the lawn. Mr. Nolan replied that the trees are guaranteed for one year and that 30 truckloads of rock have been removed. The overall comments from residents indicate they are happy with the results.

Release of Liability
Mr. Nolan presented this concept to the Board by preparing an example of this liability waiver. He further explained that builders finish homes in the middle of winter, where the home is not completed yet, but the new home owners want to move in. This releases the Township of the liability of the unfinished driveways, lawns, cracking concrete, etc. Both the homeowner and builder sign off. This waiver will clarify the U&O process.
All Board members think this is a good idea. James Garrity, Township Solicitor, clarified what a temporary U&O is and how the liability waiver will help in this process.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve a release of liability form for the Township subject to the Solicitor’s review.

OTHER BUSINESS
Supervisor Caughlan inquired as to the status of 2568 Skippack Pike. Mr. Mangan requested more time regarding the December 31, 2014 deadline date due to the advertisement being prepared.

Chairman Bustard inquired if three months from the time of advertisement, as the deadline needs to be set, and if that would be fair. Mr. Garrity further clarified that time would be needed to walk through the home, inspect the property, etc. as well as if the following bidder does not follow through.

Supervisor Caughlan addressed that a structural engineer and other professionals would need to access the house. She inquired if a pre-approval would be required. Mr. Garrity stated that we are not at the moment, due to wanting a quick closing. If they don’t close the Township would sell to someone else.

Supervisor Caughlan inquired about the two-step process. Chairman Bustard said that he needs to see how this plays out. Supervisor Caughlan moved to have the bid date deadline extended three months from the date of advertisement, Supervisor Quigley seconded this motion and it was a unanimous decision.

A motion by Supervisor Caughlan seconded by Supervisor Quigley and approved by all to grant an extended bid date deadline three months from the date of advertisement.

James Mollick, Worcester, commented that he can object at any time during the meeting regarding the Sunshine laws.

Supervisor Caughlan addressed the Hickory Hill matter with the appeal being withdrawn and motioned that an informational packet be prepared for the residents concerning the timeline and how the system works in their home.

Chairman Bustard is in agreement when the system actually gets approved. Mr. Mangan urged the Board that the Township should not be choosing the single player and an information packet will be provided upon the proper timeline.

Mr. Mangan has been directed to do so.

PUBLIC COMMENT
Dr. Mollick inquired about what the executive sessions will be about. Mr. Garrity explained that the first subject matter will be the Methacton School District Conditional Use Application decision.
The second being that the Board advised on their rights regarding the Conditional Use Hearing for Center Square Golf Course and obtaining additional counsel.

Dr. Mollick commented on the Right to Know process and what harassment is considered. He quoted various cases and facts. He is in disagreement with the opinion that he is abusing the Right to Know process. He thinks there should be a new Right to Know Officer and Solicitor. He further expressed his discontent.

William Goulding, Stony Creek Farms, commented on the closings and responsibilities of the Township waiver and fully understands why this Township is going in this direction. He feels there should be various protections to the buyers. Mr. Garrity further clarified the U&O process and why both the builder and buyer must sign the waiver. Discussion and questions ensued.

Mr. Goulding gave a perspective on the status of the Stony Creek Farm issues, stated that Mr. Nolan’s report is accurate, and expressed a continued concern about the remaining three buildings and lawns.

ADJOURNMENT
There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:52 am.

Respectfully submitted:

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Eunice C. Kriebel, Assistant Secretary