

**WASHINGTON TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING MINUTES
DECEMBER 12, 2017**

CALL TO ORDER

Chairperson James Roma called the special meeting of the Washington Township Board of Supervisors to order at 6:03 p.m., at the Washington Township Municipal Building.

ROLL CALL

The following members were present: Supervisors, James Roma; David Moyer, Ernest Gehman, Solicitor, Dan Becker, Esquire; John Weber representing LTL Consultants, Township Manager, Richard Sichler, staff member Susan Brown and approximately thirteen (13) residents in attendance.

Absent:

TAPING OF MEETING

The meeting was recorded as an aid in the preparation of the minutes. It was noted no one other than township staff was taping the meeting this evening.

PUBLIC COMMENTS

Residents wishing to talk about the PRD property, located at Old Route 100 and Barto Road, were asked to hold their comments until the Public Hearing portion of the meeting.

SPECIAL REQUEST

None

SUPERVISORS

UNFINISHED BUSINESS

- **Amendment of Property Maintenance Code**-This is to adopt the 2015 Property Maintenance Code. Currently the township is operating under the 2003 Property Maintenance Code, the main reason for this ordinance is to update to the current standards.

Public Comment:

Connie Cordova asked if the sidewalk snow removal applied to Spring Valley Village along Stauffer Road. It was explained it is not included since it is not a public sidewalk but rather a walking path.

Glen Fronheiser stated the weeds on the property across from his house exceeded the township height requirements. It was explained that a complaint would have had to have been filed and the township would pursue the complaint.

A motion was made by David Moyer and seconded by James Roma adopting the 2015 International Property Maintenance Code. **No comments received.**
All aye

Engineer Weber left the meeting at this point.

**PUBLIC HEARING-PLANNED RESIDENTIAL DEVELOPMENT (PRD)
ORDINANCE**

Amendment of Zoning Ordinance, Planed Residential Development and Zoning Map.

The following Exhibits were presented for this hearing:

Exhibit #1-Public Hearing Notice & proposed Enactment Notice

Exhibit #2-Proof of Publication-November 21, 2017 & November 28, 2017

Exhibit #3-Affidavit of Posting at Township Building

Exhibit #4-Affidavit of Posting at affected property

Exhibit #5-Affidavit of Mailing to affected property owners

Exhibit #6-Correspondance to the Law Library

Exhibit #7-Correspondance to the County Planning Commission with response

Exhibit #8-Proposed Ordinance

The Ordinance will eliminate the PRD from an allowed use in the Zoning Ordinance other than in the area where there is already an approved PRD Final Plans which include Phases A, G, H & L1. The remainder of the undeveloped area will be put back to the HDV Zoning District. This would also memorialize the PRD Tentative Plan that was previous approved would be revoked. The time period for filing Final Plans has expired as set forth in the Municipal Planning Code.

Public Comments:

Tom Vinchofsky-2260 Old Route 100, knows people who have died from falling down mine shafts and also has seen houses sink feet. Adjacent to his property Mr. Vinchofsky has witnessed a cave-in with a hole large enough to place his house inside. If the township is aware of the issues at this property and something happens who is liable.

John Grubb-2167 Old Route 100, is a recognized dowser by the American Dowser Society and has been a dowser for 66 years. Mr. Grubb stated he has copies of the 1882 U.S. Geological Survey for this area that describes the mines in detail. Mr. Grubb stated that part of Old Route 100 has fallen in on three occasions that he knows of. Mr. Grubb went on to describe the mine shafts and tunnels. Mr. Grubb states it is extremely dangerous and would be like building a house of cards. Both Mr. Vinchofsky and Mr. Grubb agree that nothing should be built on the property located at Barto Road and Old Route 100.

Richard Mingey, owner of 12 acres located at the corner of Old Route 100 & Barto Road. Mr. Mingey stated he opposed to revoking of the PRD Ordinance and the procedure on which this meeting is taking place. Mr. Mingey stated he has filed a Plan for the development for Phases B & C originally under an approved tentative plan dating

back to 2004. Mr. Mingey understands the township has taken the application under advisement and will hear back from the township after township personnel discuss the application along with his attorneys. Mr. Mingey stated he does hear the concerns of the residents and if the Plan moves forward some extensive geophysical testing would most likely have to occur to ascertain whether or not any mining interference would be with the proposed development. Mr. Mingey stated he understood if the PRD is revoked the property would still be high density which would allow similar amount of homes on the property. Mr. Mingey noted structures have been build adjacent to this property including a 100,000-gallon solid concrete water tank and has seen no evidence of any sinking. Mr. Mingey stated if the property has any defects or any issues they would not build upon it. Mr. Mingey requested a copy of the Exhibits.

Ernest Gehman-192 Wissinger Road approximately 8 years ago Mr. Gehman was mowing at the Barto Fire Company and one area opened up and the tractor fell about 4 feet into the hole.

David Moyer-121 Passmore Road asked how many acres would be affected by the removal of the PRD. Mr. Becker stated it would be in excess of 100 acres. Mr. Moyer asked what the effect will be on the remaining, undeveloped 80 acres. It was explained it will cannot be developed as densely as under the PRD.

Connie Cordova-Spring Valley Village asked if this will in any way impact Spring Valley Village and it was stated no it will not affect the approved plan.

Michael Krestynick-1884 County Line Road stated he was involved with the approval of the PRD and stated it's not just houses it includes stores, nursing home and other retail and if the PRD is removed you then go back to all residential and it was a hope that there would be something other than residential to enrich the community. Mr. Krestynick said he believes if it goes back to HDV that ordinance did have a TDR Sending Area however Mr. Becker disputed that claim. Mr. Krestynick said there was a lot of public outcry about the fact that there was a TDR Sending Area in there and that pacified the farmers.

A motion was made by James Roma and seconded by Ernest Gehman to proceed with the enactment of the PRD Zoning Ordinance. **No comments received.**

James Roma-aye

Ernest Gehman-aye

David Moyer-opposed

This concludes the PRD Zoning Ordinance Public Hearing at 6:50 p.m.

Public Comment:

Connie Cordova-Spring Valley Village asked if the change of the zoning will result in less sewer hookups. Mr. Becker stated that is unknown at this time.

NEW BUSINESS

War Memorial maintenance & repair-Mr. Sichler reported there are repairs being made at the War Memorial. Mr. Xanthopolous, Corrado & Sons Masonry offered to make repairs free of charge and has started the work.

2020 Census Local Update of Census Addresses (LUCA), Township participation-

The Census Bureau has asked the township to participate in LUCA. They would provide the township with a detailed name and address list and would ask the township to verify the provided information so they may proceed with the census. There are some stipulations that go along with this request so it's up to the Supervisors whether the township wants to commit the resources to work on this project. Ms. Cordova volunteered to help with the project however Mr. Sichler stated it would probably be a confidentiality problem. The Government is very careful about who has access to the information.

Public Comment:

John Grubb, asked if the township could have people who are helping sign confidentiality agreements. Mr. Becker stated the question is if the Federal Government would accept that or not.

Connie Cordova, stated she has a complete list of all residents in Spring Valley Village and would supply that to the township.

A motion was made by James Roma, seconded by David Moyer authorizing Richard Sichler and township staff to participate in the LUCA on a limited basis as Mr. Sichler sees fit with the time and available resources. **No comments received.**

All ayes

Mr. Becker explained the State has allowed for Casinos to be potentially located in the Commonwealth in different locations. The Township can choose to opt out of allowing casinos into your municipality, if you choose to do so you must do so by December 30th and it is done by resolution which must be provided to the State. If you take no action casinos are permitted to come in just as any other use, if you choose not to let them in you can change your mind in the future to allow them but once you change your mind to allow them in they are allowed in. This will be placed on the December 21st agenda.

Supervisor Moyer asked if approval is needed to make payment on the new truck. Mr. Sichler explained he does not expect the truck until next Thursday and has not received the invoice yet from Kutz.

EXECUTIVE SESSION

Executive Sessions was held at 7:05 pm to discuss litigation. The meeting reconvened at 7:29 pm.

ADJOURNMENT

A motion was made by James Roma and seconded by Ernest Gehman to adjourn the meeting at approximately 7:29 p.m. (Supervisor Moyer was not present at the time of adjournment). **No public comments received.**

All ayes

Respectfully submitted,

Richard Sichler
Manager/Secretary