

UPPER FREDERICK TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES
November 10, 2022

The regular monthly meeting for November 2022 was called to order November 10th by the Chairman at 7:00 PM.

ATTENDANCE: Sean Frisco, Chairman; Ronald Di Francesco, Tracy Tackett, Township Manager; Kate Hanna, Bookkeeper; Sean A. Frisco, Chairman; Ronald Di Francesco Vice Chairman; Tracy Tackett, Township Manager; Kate Hanna; Steve, Heller; Norm Ulrich, LTL Consultants; Ken Picardi; Rick Sacks; Matt Landis; Peter Mork; Melissa and Domenico Pileggi; GW Goffer; Steve Lampmann; Deneen Kratz; Tim Hendricks; Frank Darcy

Pledge to the Flag

Condition Use Hearing 2022-02 – 2726 Big Road – Request to use approximately one acre of a 29 acre lot for a landscaping business.

The hearing began with the Applicant representative presenting an overview of the proposal. It was explained that the Planning Commission reviewed the proposal and recommends approval subject to the following conditions:

- Parking in front of the building is only to be along the front of the building, not along property line.
- No storage of vehicles or anything else between the building and the road.
- Trailer currently in front of the building to be removed.
- Applicant should be permitted to have a 4-yard dumpster behind the building and it shall be screened in accordance with the zoning ordinance.
- No storage of materials on the property including, but not limited to, debris, salt, mulch and stone.
- No mud or stone shall be tracked onto the roadway. If mud on the roadway is found to be a problem by the township, the Applicant shall install a tire cleaner to the satisfaction of the township.
- No new impervious coverage.

Following discussion, Mr. Frisco made a motion to approve the conditional use application to allow a landscaping business at 2726 Big Road subject to compliance with the conditions recommended by the Planning Commission with Mr. Picardi's additions relating to compliance with State and Federal regulation and storage of diesel fuel as presented by the Applicant. Applicant must comply with township, city and state ordinances. Mr. Di Francesco seconded the motion, motion passed 2-0

Public Comment

None

MINUTES

Mr. Frisco motioned to approve October 6 & 11, 2022 Board of Supervisors meeting minutes. Motion was seconded by Mr. Di Francesco. Motion passed 2-0

TREASURER'S REPORT

The Treasurer's report for October 2022 was submitted and includes all funds budget and income reports and statement of cash balances. Mr. Frisco made a motion to accept the Treasurer's Report as presented and file for audit. Mr. Di Francesco seconded the motion. Motion passed 2-0

BILLS TO BE PAID LIST

The cash disbursement report for the month of October 2022 was submitted for approval. The list of bills to be paid is included at the end of the report. The total payables for the month are \$130,084.47; Mr. Frisco made a motion to approve payment of the bills and to advance to the Treasurer the funds to pay any needed bills or expenditures, to save penalties or accrue interest and payroll, prior to the Board of Supervisors meeting on December 8, 2022. Mr. Di Francesco seconded the motion. Motion passed 2-0.

EMERGENCY SERVICES

Plymouth Community Ambulance/Lower Frederick Division

The monthly report from Plymouth Ambulance was submitted and posted for review. There were 22 calls for the month of September, 13 for Frederick Living.

Fire Company Report

Upper Frederick Fire Company reported there were 13 calls for the month of October 2022.

PERKIOMEN CROSSING WATER/SEWER PLANT REPORT **IVY RIDGE SEWER PLANT REPORT**

Report is posted for public review. Mr. Landis reported the plants are good. No violations to report. Hydrants were flushed.

PUBLIC WORKS/ROAD REPORT

Mr. Heller presented the monthly report for October 2022, it has been posted for public review. Work included seasonal moving, road mowing, base repair at the sewer plant, began demo at old school house, walking trail at the dog park, began preparing winter equipment and work orders as requested. Miscellaneous repairs and maintenance to equipment.

ENVIRONMENTAL ENGINEER'S REPORT

Mr. Sacks stated the monthly report for October 2022 was distributed and posted for review. Plants all running well. IES met with Spotts, Stevens and McCoy and toured the Perkiomen Crossing water plant for an evaluation of the hydrant system. Pressure testing is scheduled for week of November 14, 2022

CIVIL ENGINEER'S REPORT

Mr. Ulrich stated the monthly report for October 2022 has been updated, posted and distributed Mr. Ulrich stated there was nothing new to report that is not an agenda item

BUILDING & ZONING REPORT

The Building and Zoning report for October 2022 was submitted by John Koch, LTL Consultants and was distributed and posted. There were 0 permits issued, 7 inspections and ongoing zoning issues for the month.

PLANNING COMMISSION

Planning Commission met in October to discuss the Blantyre sketch Plan and Pileggi Conditional Use.

PARKS & RECREATION BOARD

No meeting

BUSINESS BEFORE THE BOARD

Old Business:

1. Sketch Plan- Blantyre Development – Hendricks Sketch Plan for Age Targeted Development

Mr. Hendricks revised the sketch plan as requested by the Planning Commission, reducing the number of homes from the previous plan of 298 units, to 280 units with larger lots (10,000 sf) associated with the single-family detached units. He also included a community center as an amenity in the plan. The number of units still exceeds the 274 units previously recommended by the Planning Commission. The Planning Commission reviewed the latest plans at their November 2nd meeting. The following is a summary of the Planning Commission discussion and recommendation, which was discussed by the BOS.

The Planning Commission expressed they would prefer to see an age-targeted community consisting of singles and townhomes, rather than an apartment plan or an entirely age-restricted development. Discussion included concern about reduced open space preservation, specifically those areas of the property consisting of the hedge rows. Township representatives noted that the township does not generally support vegetation conservation easements due to challenges associated with enforcement. The preference would be to have the hedgerows within the common open space. It was noted that the proposed setbacks from adjacent properties are considerably smaller than the existing standards allow and it was suggested they should be larger near existing homes. Mr. Hendricks was asked to provide more details relating to the proposed placement of the sewer plant. In particular, why was this site chosen rather than the area near the existing sewer treatment plant, which appears to be a similar elevation. The PC also stated that trail connections and street interconnections need to be considered, and the historic house needs to be preserved and restored.

The PC recommended the Board of Supervisors consider support of an overlay or similar zoning amendment that would support a development generally similar to the one presented subject to the consideration of the following:

- They would like the single-family detached lots to not include protected natural resources that require protection. The PC was not supportive of having conservation easements on the individual lot and would rather see smaller lots to allow for hedge rows and wooded areas to be maintained in the open space.
- The PC would prefer to see fewer units with a maximum of 274 homes.

- It was suggested the developer should consider adding basements as well to increase interior storage as the lots may be too small for sheds.
- The PC also noted that the property setbacks near existing homes need to be larger, trail connections and street interconnections need to be considered, and the historic house needs to be preserved and restored.

The BOS supports the development of code changes as recommended by the Township professionals to generally support the proposed development. However, the comment of the Township professionals must be addressed to determine if the number of units proposed is feasible. In particular wetland delineation. The BOS would like Mr. Hendricks to work with the Planning Commission and consultants before presenting to the BOS again.

New Business:

1. AED Purchase for Building

Township has two estimates for obtaining an AED for the building. The least expensive is \$1,400. Mr. Frisco made a motion to authorize township manager to purchase the Phillips AED package for \$1,400. Mr. Di Francesco seconded the motion. Motion passed 2-0

2. Resolution 2022-17- Budget Amendment- Transfer \$391,000 from the General Fund to the Capital Reserve Fund for Purchase of Ram 5500 Truck and Road Mower

Mr. Frisco made a motion to approve Resolution 2022-17 to approve a transfer of funds in the amount of \$391,000 from the general fund to the Capital Reserve Fund to allow for the purchase of a Ram 5500 Truck in the amount of \$142,000 and a road mower in the amount of \$191,000. Mr. Di Francesco seconded the motion. Motion passed 2-0

3. Tentative Adoption of 2023 Budget

The budget reflects the discussion items from the November 3rd meeting. All funds are balanced with the exception of Perkiomen Crossing Sewer. Mr. Frisco made a motion to approve the tentative 2023 budget as presented and advertise for public review. Mr. Di Francesco seconded the motion. Motion passed 2-0

4. Tree Removal on Faust & Yost Road

Three cost proposals were obtained for tree removal on Yost and Faust Road. The estimate from Arborcare Tree Experts, LLC is the lowest price at \$3,750 and is recommended. Mr. Frisco made a motion to approve the proposal from Arborcare to remove trees as identified from Yost and Faust Road in an amount not to exceed \$3,750. Mr. Di Francesco seconded the motion. Motion passed 2-0

5. Authorization for Advertisement for 3rd Party Auditor per 1933 Act 69 Section 917(2)

This needs to be advertised annually. We are preparing to go out to bid for auditors. Mr. Frisco made a motion to authorize the manager to advertise the notice of intent to appoint a competent public accountant to replace the elected auditors for the examination of all accounts of the Township for the fiscal year 2023. Mr. Di Francesco seconded the motion. Motion passed 2-0

6. Authorization to go out to bid for a 3rd Party Auditor

The three year term has ended with our current auditor so we need to go out to bid for a 3rd Party auditor. Mr. Frisco made a motion to authorize the manager to go out to bid for a 3rd Party auditor. Mr. Di Francesco seconded the motion. Motion passed 2-0

7. Authorization for manager to authorize MGK Industries to complete pipe replacement at Perkiomen Crossing Water Plant

The pipe and fitting on the underside of the water tank in the water building at Perkiomen Crossing needs to be replaced before the pipes get painted. Mr. Frisco made a motion to approve the proposal from MGK Industries in the amount of \$3,900 to replace the pipe and fitting on the underside of the water tank at Perkiomen Crossing. Mr. Di Francesco seconded the motion. Motion passed 2-0

ANNOUNCEMENTS:


Tree Lighting Ceremony December 4th at 6:45 PM

UPCOMING MEETINGS


Parks Board Meeting November 15, 2022 at 7 PM
Planning Commission Meeting November 17, 2022

ADJOURNMENT

Mr. Frisco motioned and Mr. Di Francesco seconded to adjourn the regular meeting at 8:34 pm. Mr. Di Francesco seconded the motion. Motion passed 2-0



Sean A. Frisco, Chairman



Ron Di Francesco, Vice Chairman