

**WASHINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES
AUGUST 5, 2010**

CALL TO ORDER

As advertised, a special scheduled meeting of the Washington Township Board of Supervisors was called to order at 8:05 pm, by Chairperson, Tonya Bauer, at the Washington Township Municipal Building. The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Supervisors, Tonya Bauer, Ernest Gehman James Roma, Township Manager Jason S. Ganster, Solicitor Daniel Becker and John Weber from LTL and approximately 5 residents.

Special Requests

Richard Mingy, developer of the West Tract was present and thanked everyone for this meeting. Mr. Mingy then went into explanation for what this meeting was about. Mr. Mingy was seeking Conditional Approval of Phases M1 and L1. Mr. Mingy stated there are a few issues that need to be ironed out with the Solicitor and he feels that this approval should be granted. Mr. Becker stated that all items that were in the last email should be addressed tonight. Mr. Becker stated that Mr. Mingy is looking for Conditional Final Plan approval for phases L1 and M1, but only post security for L1 right now and not release M1 until some future date. Mr. Becker stated that according to the MPC the approval is only valid for 90 days and if it is not posted, it is deemed denied. Mr. Weber stated that the plans that were submitted tonight were changed and is in approval fashion. Mr. Weber stated that these plans are of L1 and M1. If approval is given and the conditions are met, only Plan L1 will be recorded.

1. Cost Estimate for L1, which has been taken care of.
2. Cost Estimates for G and H have been submitted but not finalized and \$48,000.00 be released from Phase A.
3. A developer's agreement is needed.
4. HOA Documents must be resolved before any Occupancy Permits are granted and a memo of understanding is needed, which would be recorded with the County and on the Plan which will be part of final plan approval.
5. A PennDOT HOP memo of understanding is needed for Old Route 100 & Sugar Maple Road. No occupancy permits will be issued until this roadwork is completed. Mr. Mingy stated he wants this work to be completed by the end of this paving season. Mr. Mingy will supply a letter from PennDOT stating he can proceed building but no occupancy until the road is completed.
6. Open Space for the Fire Company needs to be worked out. Mr. Mingy stated he did speak with the Fire Chief and provided a copy of a plan, which showed G1, a 20 thousand square foot building with 5 bays and put together a conceptual sketch design. It fits in a 1.547-acre lot. Mr. Roma questioned how does the additional 5 acres line up with our recreation area. He was told right next to it. Matt Bakes questioned when he could start the next step for the firehouse. He was told to wait until the approvals have been given and see where the Supervisors then stand on the issue.
7. A copy of a Superior Water Extension Agreement verifying that they will supply water to L1.
8. Grading in Phase G must be completed properly accordingly to the plan.

Conditions for L1 Final Plan Approval and M1 approved but unrecorded;

1. Tie in an expiration to post a security.
2. Municipal Improvements Agreements and financial security for L1, G and H.
3. HOA documents corrected prior to U & O permits.
4. Confirmation from PennDOT that they are proceeding and PennDOT is ok for construction but not U & O's until roadwork is completed.
5. Dedication of land from Phase I and open space J as part as Final Plan approval. 5.93 acres and 1.547 prior to issuing U & O.
6. A letter from Superior Water for proceeding with L1.
7. Financial Security for regarding of designated lots from Phase G.

Mr. Roma asked if any homes have been sold yet and Mr. Mingy stated he was about 75% sold.

A motion was made by Ernest Gehman and seconded by James Roma to grant Conditional Final Plan approval subject to the conditions discussed this evening and email from August 4, 2010.

No comment received.

All ayes

A motion was made James Roma and seconded by Ernest Gehman to adopt Resolution 2010 – 16 to authorize Tonya Bauer to enter into the 5-year winter maintenance agreement with PennDOT.

No comment received.

All ayes

A motion was made James Roma and seconded by Ernest Gehman to adopt Resolution 2010 – 17 opposing House Bill 2431 & Senate Bill 1357. **No comment received.**

All ayes

A motion was made by Ernest Gehman and seconded by James Roma authorizing Township Manager, Jason S. Ganster to cast a vote for Berkheimer Tax Administrator for the TCC.

Boyertown Area School District requested that the Township vote for them. **No comment received.**

All ayes

EXECUTIVE SESSION

At 7:15 the Board of Supervisors went into an executive session for personnel issues, which requires no action.

ADJOURNMENT

A motion was made by James Roma and seconded by Ernest Gehman to adjourn at 9:00 p.m. **No public comment received.**

All ayes

Respectfully Submitted

Jason S. Ganster
Secretary/Manager