

**CAERNARVON TOWNSHIP
BERKS COUNTY, PA
BOARD OF SUPERVISORS
WORKSHOP MEETING MINUTES
September 25, 2018**

The Caernarvon Township Board of Supervisors held their Monthly Workshop Meeting on September 25, 2018 in the Caernarvon Township Municipal Building located at 3307 Main Street, Morgantown, PA, pursuant to notice according to law.

ATTENDING OFFICIALS

Allen Styer, III, Chairman; Paul Whiteman, Supervisor; Jack Hess, Supervisor; Sandra Styer, Supervisor; Jeffrey Vickers, Supervisor; Eric Brown, Siana, Bellwoar & McAndrew, Township Solicitor; Jack Griesemer, Treasurer; Keith McGowan, Maintenance Foreman; John Scalia, Chief of Police; Joan Bair, Township Administrator/Secretary.

CALL TO ORDER

Chairman Allen Styer called the meeting to order at 7:00 PM. This was followed by the Pledge of Allegiance.

COMMENTS FROM THE ASSEMBLY:

Michelle Raymond from 20 Lenape Drive discussed an upcoming event at the Morgantown Center, Community Trunk ‘N Treat, October 17, 2018, starts at 6:30 pm. Arrival time for cars is 6 pm. Ms. Raymond proceeded to explain that this event was planned since the Elverson Parade was cancelled. Supervisor Whiteman noted that the Board of Supervisors unanimously offered Morgantown to Elverson to prevent the cancellation of the Elverson Parade. Offer was not accepted. Chairman Styer asked that the Police Department be informed about the Community Trunk ‘N Treat event.

CORRESPONDENCE

The following correspondence was previously forwarded to Supervisors for review, no comments were provided in response to information:

Center for Excellence 25th Anniversary Open House – October 16, 2018

Municipal Law Forum – October 29, 2018

PSATs Flood Stricken Grants to Restore Streams

Berks Agricultural Land Preservation – “A Farm Forever” Sign Project Donation Request

BUSINESS

A. Michael Hartman and John Panizza, JEP, LLC were present to discuss plans for Morgan Commons. Location is 3420 Main Street, proposal is for 18 townhomes. Township Planning Commission voted to recommend the Board of Supervisors grant three (3) waivers.

In addition, the Planning Commission voted to recommend that the Board of Supervisors conclude that it is not possible to limit driveway access to the parking lot to one-way travel only, thus permitting two-way access in accordance with Section 608.3 of Zoning Ordinance. Township Planner Scott Anderson addressed concerns with headlights from parking areas that shine directly toward adjacent properties. Landscaping revisions have been added to Plans including the areas of concern with headlights. After discussions, Paul Whiteman made a motion to grant waivers identified and approve preliminary/final LDP for Morgan Commons as written. Sandy Styer seconded motion. All in favor. Motion carried. Additionally it was noted that same standards apply for approval including compliance with Township Ordinances, Bond, Letter of Credit for improvements, sidewalk is ADA compliant and an agreement is governed by Homeowners Association including access drive at no cost to the Township for maintaining those areas.

B. Morgantown Apartments Planning Commission correspondence was reviewed. No discussion took place for this item.

C. Nathanael Saint was present to discuss Phase 2 plans for Kidjoy Company, LLC and requested approval for amended and restated financial agreement. Mr. Saint explained that Phase 2 plans are for parking lot work which includes parking space improvements. After discussion, Sandy Styer made a motion to approve amended and restated financial agreement for Kidjoy Company, LLC. Jeff Vickers seconded motion. All in favor. Motion carried.

D. XTL, Inc. plan update was provided by Solicitor Eric Brown. Solicitor Brown explained that he met with XTL's counsel to review plans.

E. Official Township Complaint form was reviewed. Complaint was in regards to excessive mud on Morgan Way. Township Planner provided guidance in response to the complaint. No further action was taken.

F. Proposed Zoning Ordinance Amendment for Casino Use and Signage was reviewed. Solicitor Eric Brown explained that the Planning Commission approved the Ordinance in the form presented. Solicitor Brown also explained that the Ordinance is in compliance with the Township's Comprehensive Plan. Berks County Planning Commission provided review comments regarding parking space size. Solicitor Eric Brown noted that parking will have adequate number of spaces. The Supervisors discussed considering amending Ordinance to address comments received from Berks County. Chairman Styer noted that if revisions are needed, the Ordinance will be forwarded back to the Township Planning Commission for review. After discussions, Sandy Styer made a motion to advertise Zoning Ordinance Amendment for Casino Use and Signage as written, and plan hearing to adopt Ordinance Amendment for the second Board of Supervisors meeting in October. Paul Whiteman seconded motion. All in favor. Motion carried.

G. Solicitor Eric Brown noted topics were previously discussed regarding the Snow Emergencies Draft Ordinance. Supervisor Whiteman noted that Road Foreman Keith McGowan will review the draft Ordinance. No further action taken.

H. Discussion was made regarding the outdated Nuisance Ordinance that was addressed last month. Topic was tabled for this meeting.

I. Republic Services correspondence dated September 20, 2018 requesting Letter of Credit release was reviewed. Road Foreman Keith McGowan noted that Republic Services has been reimbursing for road maintenance work performed. Chairman Styer inquired about bridge work maintained by the State. Road Foreman McGowan explained that further definition of bridge work performed by the State is needed. After discussions, it was noted that action will be taken regarding the Letter of Credit Release Request at the next Board of Supervisors meeting.

J. Letters of Interest for the vacant Planning Commission position were received. It was noted that appointment of a full time incumbent is needed. Supervisor Paul Whiteman inquired about another Supervisor participating on that committee as an alternate. Solicitor Eric Brown explained that appointing of another Supervisor on that committee is not permitted due to having a quorum. At that time, Paul Whiteman made a motion to appoint Jeffery Vickers as a permanent appointment to the Planning Commission for the term of the vacant position. Sandy Styer seconded motion. All in favor. Motion carried.

K. Supervisors discussed the pay rate for the new Police Department Part-Time Officer. Established pay rate is \$19.71 per hour. Sandy Styer made a motion to approve established pay rate retroactively for the new Part-time Officer in the Police Department. Paul Whiteman seconded motion. All in favor. Motion carried.

L. The Supervisors designated the date for Township Trick or Treat night. Sandy Styer made a motion to designate the Township Trick or Treat night for October 31, 2018 from 6pm to 9pm. Paul Whiteman seconded motion. All in favor. Motion carried.

M. Security Cameras upgrade quote was reviewed. Chief Scalia noted that total amount for upgrades can be split three (3) ways between departments. Chairman Styer inquired about the option of testing the system. Chief Scalia explained that it is possible to retrieve a sample of camera views including from the park bathroom location. No action taken at this time.

N. Social Hall repairs update was provided to the Supervisors. Road Foreman McGowan explained that the exterior of the building was repaired. Pictures were taken of an area along the building that had a broken cinder block. The broken cinder block appears to have been caused by General Contractor work performed during the renovation of the building. The Supervisors have requested Solicitor Eric Brown contact the General Contractor advising them about the damage, along with the photos depicting the broken cinder block.

O. Supervisor Whiteman noted that pictures of the MAA shed that is in disrepair were posted online, offered for free. The Supervisors directed Township Administrator/Secretary to advise the MAA that shed needs to be removed by the next Board of Supervisors meeting. If shed has not been removed, the Township will need to arrange removal of shed. Any fees incurred by the Township for the removal will be billed for reimbursement.

P. Township Administrator/Secretary explained that a Spotted Lantern Fly informational meeting has been arranged. A Penn State Berks Extension Master Gardener will be the guest speaker on October 25, 2018, 7pm-8pm, at the Twin Valley High School Auditorium. This event is open to the public.

Q. The Southern Berks Joint Comprehensive Plan correspondence was reviewed. The Plan has been signed by all parties, Birdsboro Borough, Caernarvon Township, Robeson Township, and Union Township. The committee is working on selecting meeting dates. The Supervisors expressed offering the Township Building for the meetings if space is needed. Township Administrator/Secretary will pass that information along to the Berks County contact.

ADDITIONAL COMMENTS

The Supervisors discussed road work progress and set the roads inspection date for Wednesday, October 17, 4:30p.m., meeting place is the Township Garage. Supervisor Whiteman inquired about completion of road work. Road Foreman McGowan explained that the majority of the work is completed, just sealing work left to be done.

Supervisor Whiteman requested approval to finish Carnival stage work, estimated cost for roof work was provided to the Board of Supervisors. The accrual account for the Carnival has funds for the roof work, remaining balance will be set aside for some siding and electrical work. Sandy Styer made a motion to pay roof work invoice in the amount of \$3,190.90 from the accrual account. Jeff Vickers seconded motion. All in favor. Motion carried.

Public comments ensued regarding the potential plans of a Casino in Morgantown. Stephen Elliker, 99 Caernarvon Drive, expressed concern about the possibility of a Casino coming to Morgantown. The Supervisors explained that they cannot regulate the type of businesses that want to come into the Township. Zoning regulations are in place for the Township which designate where businesses are permitted. The Supervisors explained that there are projects that have come into the Township that the Board had no authority to turn away. Liza Grundy, 2941 Main Street, inquired about due diligence being done to managing resources within the Township, including obtaining studies regarding social and economic research for the area. Solicitor Eric Brown explained that a study was done in the state of Massachusetts that researched the secondary effects of casinos in a community. The report is a 90 page analysis regarding crime, gambling addiction, and financial data. The study was circulated and is available to the public. Chairman Styer explained that businesses help generate revenue for Municipalities. Supervisor Whiteman explained that Township taxes and roads budgets could be greatly benefitted by a business such as a Casino. Geographically, the Morgantown area isn't a sought after location for certain businesses such as grocery stores. However, parcels that are located near the turnpike attract various types of businesses. Supervisor Jack Hess noted that there is a process for establishing a business in the Township, and the public is encouraged to attend applicable Planning Commission and Board of Supervisors meetings.

EXECUTIVE SESSION

The Supervisors recessed for an executive session at 8:30 p.m. Chairman Styer called the meeting back to order at 9:00 p.m., stating the Executive Session was to discuss legal issues,

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legal agreement and statutory law. As a result of the Executive Session, Paul Whiteman publicly made a motion to approve the XTL Financial and Stormwater agreements subject to current outstanding invoice paid in full. Jack Hess seconded motion. All in favor. Motion carried. In addition, Sandy Styer made a motion to consent appointment of Deputy Tax Collector, Karri Mountz from Robeson. Jeff Vickers seconded motion. All in favor. Motion carried.

SUPERVISORS COMMENTS

There were no comments.

ADJOURNMENT

Sandy Styer made a motion to adjourn meeting. Paul Whiteman seconded motion. All in favor. Motion carried. The meeting adjourned at 9:04 p.m.

Respectfully Submitted,

Joan A. Bair
Township Administrator/Secretary