

February 9, 2023
7:00 PM

The regular meeting of the Monroe Township Board of Supervisors was called to order by Vice Chairman Paetzold. The Pledge of Allegiance was said by all.

ATTENDANCE

Phil Paetzold, Vice Chairman
A.W. Castle, III, Supervisor

Greg Rogalski, Engineer
Mike Pykosh, Solicitor
Matt Bugli, Solicitor
Karen Lowery, Secretary

SPEAKERS FROM THE AUDIENCE

Randy Carlson, 207 Clouser Road, would like to discuss the Clouser Road plan later on the agenda.

Amy Wolf, 1056 Park Place, would like to know the status of the Party Barn since they are still operating after being denied. Mr. Paetzold said an executive session was held earlier tonight to discuss how the township will proceed with handling this matter. The concerns are not falling on deaf ears, we are working on this.

Randall Tasker, 1000A Otto Drive, mentioned the plan for stormwater was 3-4 years and asked if the cost will be going down since there has been new building. Mr. Rogalski said the base project was for 3-4 years and will be re-evaluated when that time is up. There haven't been a large number of homes built to adjust amounts.

Bob Krausse, 789 Barn Swallow Way, thanked Greg Rogalski and Greg Hertzler for their help with some developer issues at Sinclair Park.

Kelly Bricker, 1710 W. Lisburn Road, was told a request would be sent to the State Police to monitor the area of W. Lisburn Road and Old Stonehouse Road, she has not seen any PSP in the area. Mr. Paetzold said we can reach out again.

CONSENT AGENDA

1. Approval of Minutes – January 3, 2023 – Regular Meeting & Reorg. Meeting
2. Roadmaster's Report 1/1/23 – 1/31/23
3. Engineer and Zoning Report 1/1/23 – 1/31/23
4. Reaffirm Allenberry Resort Plan
5. Reaffirm Porches of Allenberry, Phase 3 Plan
6. Approval of Bills (as prepared)

On the motion of Mr. Castle, and seconded by Mr. Paetzold, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the Consent Agenda items listed.

OLD BUSINESS

STONEHOUSE CROSSING PLAN REVIEW

Brian Linsenbach, attorney for Harry Fox, asked if the sewage module has been sent to DEP. Mr. Rogalski said the module has not been sent since we were still waiting on clarification from PennDOT regarding driveway location. Mr. Linsenbach said they are stuck in the loop of talking to PennDOT about the driveway permits, but can't officially apply for the permits without an approved plan. He said they understand the risk that if PennDOT denies the permits they may need to come back with a revised plan. They would like the plan to be approved, so that they can move forward with the PennDOT process.

Mr. Rogalski said this plan was last reviewed on 11/10/22 and there were only administrative items to be addressed along with the PennDOT approvals and DEP approvals. There were 3 waivers requested, 2 regarding driveways and 1 regarding street trees.

On the motion of Mr. Paetzold, and seconded by Mr. Castle, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve waivers, as listed in Pennoni's memo dated 11/10/22. Waivers 1 and 2 are approved as requested and waiver 3 was approved for lots 2 and 3 only.

On the motion of Mr. Paetzold, and seconded by Mr. Castle, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the Stonehouse Crossing Subdivision plan contingent on satisfaction of the Engineer's comments and any other outstanding items as listed in the Pennoni memo dated 11/10/22.

ZONING ORDINANCE UPDATE

Mr. Rogalski said the Planning Commission is re-reviewing the use table and plan to discuss at the March meeting. Once Planning Commission is comfortable with the update, he would like to schedule a joint meeting for both Boards to discuss.

LOCUST POINT ROAD CORRIDOR

Mr. Rogalski said he and Mr. Kehoe had met with PennDOT several years ago to identify with PennDOT deficiencies within the township and no additional action has been taken. We have heard complaints about accidents and truck traffic concerns. We can reach out to PennDOT with a formal request to have the corridor evaluated. The biggest issue is that most of the intersections are 2 state roads and could be a political discussion.

On the motion of Mr. Paetzold, and seconded by Mr. Castle, and by unanimous vote of the Supervisors, it was duly RESOLVED to table this matter until a PennDOT evaluation can be done.

RT. 74 BRIDGE DETOUR PLAN UPDATE

Mr. Rogalski said there has been no further correspondence about the project. The detour routes and likely cut thru routes have been looked at and the DPW will do some bank work in certain areas. We have heard that PennDOT will be working on some of their detour routes. And we are looking into options of replacing the school signals since Rt. 174 will be highly

traveled during the project. Mr. Paetzold asked if we should be reaching out to the elementary school to make them aware. Mr. Rogalski would like to wait until we hear from PennDOT about the project so we have more definite information.

NEW BUSINESS

JARED PECHART EAGLE SCOUT PROJECT

Jared Pechart, with Troop 333, attends CVHS and works at Brymesser Farms. He noticed the porta potty at Leidigh Drive and feels a shelter would help to keep the unit from blowing over and could help keep it cooler in the summer. He feels this would benefit the community since this park is heavily used. Mr. Rogalski mentioned that the shelter would have to be outside of the floodplain area, which he could help with.

On the motion of Mr. Paetzold, and seconded by Mr. Castle, and by unanimous vote of the Supervisors, it was duly RESOLVED to approved Jared Pechart's proposed Eagle Scout Project of a Porta Potty Shelter at the Leidigh Park. He will need to work with Mr. Rogalski and Mr. Hertzler to finalize the plan and location.

HAROLD WILLIS PLAN – TIME EXTENSION

Mr. Rogalski said on February 6th a time extension request was received from Mr. Lyons. He added there are some concerns with flooding and a hydraulic study needs to be done.

On the motion of Mr. Paetzold, and seconded by Mr. Castle, and by unanimous vote of the Supervisors, it was duly RESOLVED to approve the time extension until April 30, 2023.

SCHEDULE WORKSHOP WITH FIRE COMPANY

Randy Watts, Monroe Fire Company, mentioned there was a garage fire on January 30th that started to spread to the house. The fire was controlled in a short amount of time and the house was saved. He added that the replacement cost of the house would be \$318,000. So, saving the house paid back the annual fire tax amount of \$277,000, and included a 14% return investment. The average fire tax that each household pays is \$101.80. The fire was started by the charging a lithium-ion battery in the garage, so he urged people to be careful when recharging batteries.

Mr. Watts added that the price for the air packs will increase on April 1st and the deadline for the radios is May 1st.

On the motion of Mr. Paetzold, and seconded by Mr. Castle, and by unanimous vote of the Supervisors, it was duly RESOLVED to schedule a workshop with the Fire Company on February 23rd at 6 PM at the Firehouse.

RESOLUTION 2023-06

Mr. Rogalski said about 3 years ago there was an intermunicipal agreement put in place with South Middleton Township to allow them to perform the building code reviews for the Porches Development. It has been determined that this situation is not in the best interest of either township, so this resolution would undo that agreement.

On the motion of Mr. Paetzold and seconded by Mr. Castle, and by unanimous vote of the Supervisors, it was duly RESOLVED to adopted Resolution 2023-06, amending the Intermunicipal Agreement with South Middleton Township regarding the building inspections at the Porches Development.

FLOODPLAIN ORDINANCE REVISION

Mr. Rogalski said the floodplain maps are being updated. They were to be done in December, but the deadline has been extended. When the ordinance is complete, we will have 6 months to update our Floodplain Ordinance to include the FEMA criteria. A draft was provided for the Board to start the review.

CLOUSER ROAD PROJECT PLAN

Mr. Rogalski 15 years ago there was a plan to widen Clouser Road that did not occur. Since then, more homes have been built, so we have again been looking at widening the road and shaving off the hill through a multi-year project. The surveying has been completed and we are wondering if we should proceed with the formal design. The road will have to be closed for a period of time to do the work safely.

Mr. Pykosh, on behalf of Mr. Kehoe, asked if the scope of work will be determined by the survey. Mr. Rogalski said the survey would be the base information for how wide the road would be and how much of the hill would be shaved off. Mr. Pykosh also asked if the hill reduction would reduce stormwater. Mr. Rogalski said the hill reduction would improve sight distance, it's not stormwater related. Mr. Pykosh added that Mr. Kehoe is generally supportive of the project. He would like to see the scope of work and prepare the property owners affected.

PUBLIC COMMENTS

Randy Carlson, 207 Clouser Road, asked how far along the preliminary work is because he has been told twice by the roadmaster that the trees will need to be cut down by June to start the project. He also asked why the road needs to be widened. Mr. Rogalski said the right-of-way at Mr. Carlson's property is 25' and yes there would be tree removal. There have been requests by residents for the road to be widened due to the increased amount of traffic and the hill. Mr. Carlson said he talked to others on Clouser Road and 65% of them are not in favor of widening the road.

Randy Tasker, 1000A Otto Drive, said there was a petition several years ago that residents were in favor of widening the hill area, but leaving the rest of the road alone. Mr. Rogalski said the road would be widened to 22' with shoulders. The road is narrow and unsafe, but he added widening the road will increase speeds. He asked Mr. Tasker if he would be willing to dedicate 9' of right-of-way to the township along the Otto Drive property to grade back for widening. Mr. Tasker didn't understand why right-of-way would be needed for the whole property or why 9' would be needed. He would be willing to talk about some right-of-way for the hill area only, but feels 9' is too much.

Andy Dum, 210 Clouser Road, suggested making Clouser Road one way from Locust Point to Brindle Road. There would be no reason to widen the road Mr. Rogalski said that has not been evaluated, but is worth consideration.

Ellen & Jeff Miller, 273 Clouser Road, said that Clouser is a cut across to Trindle Road and shared concerns about driveways in the area of the hill if shaved off. Mr. Rogalski said the driveways would be tied into the new road elevation.

Jim Bogar, 106 Brindle Road, complimented the township on lowering the speed on Clouser and Brindle Roads. His concern is enforcement along Brindle Road, as it is a racetrack. He feels the State Police should be enforcing the speed limit and watching the stop sign at Brindle and Clouser. He then questioned why if the hill is the driver for the project why the whole road needs widened. Mr. Rogalski said the hill is the driver, but then maintenance to widen the road and make it complaint with current road guidelines. Mr. Bogar suggested signs be posted at the hill and leave the rest of the road as is.

Kelly Carlson, 207 Clouser Road, added that she has asked for blind spot signs to be posted at the hill to make drivers aware.

Vickie Robertson, 115 Clouser Road, said the hill needs to be done. She has almost been hit twice in that area and she hugs the side of the road. Her son has also had some close calls. She added that the road needs to be widened.

Mr. Paetzold appreciates the feedback and this issue will be revisited.

Mr. Rogalski suggested coming back to the next meeting with options for the board, such as signs at the hill or making the road one-way, or widening the hill area.

AUTHORIZATION TO BID ON SWEEPER

Mr. Hertzler said the sweeper is available on Municbid and is 2 years newer than our current sweeper and has less miles on it. Our current sweeper needs some repairs that could be quite expensive. The cost of a new sweeper is \$350,000, so he thought this would be a good option to upgrade the sweeper.

On the motion of Mr. Castle, and seconded by Mr. Paetzold, and by unanimous vote of the Supervisors, it was duly RESOLVED to authorize bidding on the sweeper on Municbid with a total price not to exceed \$65,400.

CATHIE FARTELY RESIGNATION – RECREATION BOARD

On the motion of Mr. Castle, and seconded by Mr. Paetzold, and by unanimous vote of the Supervisors, it was duly RESOLVED to accept the resignation of Cathie Fartely from the Recreation Board. Mr. Castle would like a thank you letter sent signed by the Supervisors.

STAFF COMMENTS

Mr. Paetzold said Go Eagles!! He also wished Mr. Castle a Happy Birthday!

ADJOURN

The meeting was adjourned at 8:15 PM.

Respectfully submitted,
Karen M. Lowery, Secretary

TO: Board of Supervisors
 FROM: Greg Hertzler, Road master
 Date: 2-2-23
 SUBJECT: Road master's Report

PROJECTS BEING WORKED ON

PROJECTS	NOTES	ESTIMATED COMPLETION DATE
Paint meeting hall		2/6/2023
Cut Brush		On going
Wax floors		2/27/2023
Plow and salt roads		On going

PROJECTS COMPLETED

PROJECTS	NOTES	COMPLETION DATE
Accept salt		12/28/2022
Chang batteries pump station	Auto dialers	12/28/2022
Refuel pump stations		12/28/2022
Deliver BOS packets		12/28/2022
Tar around man holes	Catching snow plow	12/29/2022
Fix #4		12/29/2022
Wash trucks		12/30/2022
Check firehouse roof	For leaks	1/3/2023
Fix Hauck & Clouser Rd Intersection	Add atone to water hole	1/3/2023
Met Fetrow electric	Fix parking lot lights	1/4/2023
Cut Brush		1/5/2023
Met Greg R	Sandy lane new house	1/5/2023
Camera sewer line	Sandy lane new house	1/5/2023
Pick up # 23	At repair shop	1/6/2023
Remove old signs & install new signs		1/6/2023
Mixed salt and antiskid		1/9/2023
Wash trucks	After snow	1/9/2023
Look for manholes	Cockrells auto parking lot	1/10/2023
Install risers on manholes	Cockrells parking lot bring up to grade	1/11/2023
Storm water bill	Help Office finish them	1/11/2023
Salted White Rock	Per Fire company Fire call	1/11/2023
Met Tom Zerbe	Clouser Rd project preplanning	1/12/2023
Fill out evaluation for Chad	2 month review	1/12/2023
Replace 5 signs	Zimmerman Rd	1/12/2023
Random CDL drug test	Greg, John	1/13/2023

Storm water bills to post office		1/13/2023
Fix heaters back shop		1/16/2023
Fix garage door in shop		1/16/2023
Fix brakes on #2		1/16/2023
Meet CV tree	Clouser rd to get prices	1/18/2023
Fix brine pump #3		1/19/2023
Check storm drains	Heavy rain coming	1/19/2023
Fill trucks	Salt and brine	1/20/2023
Deep clean Office bathrooms		1/20/2023
Clean light fixtures and vents	Office building	1/20/2023
Deliver PC packets		1/20/2023
Salt White Rock		1/23/2023
Put on Brine tanks # 1,4		1/23/2023
Fix rental hall toilet	Keeps running	1/23/2023
Fix flag pole lights		1/23/2023
Brine Roads	Before snow	1/24/2023
Make Brine		1/24/2023
Plow and salt rds.		1/25/2023
Fix #1 spreader		1/26/2023
Wash trucks		1/26/2023
Move tax office		1/26/2023
Haul anti skid		1/27/2023
Set up for Flagger class		1/27/2023