

ROSS TOWNSHIP SUPERVISORS
MEETING
MARCH 5, 2007

The Regular Monthly Meeting of the Ross Township Board of Supervisors was called to order by Chairman Beers at 7:00 p.m.. Vice Chairman Drake and Supervisors Kresge were present. Solicitor Dunn was also present. All present stood for the Pledge of Allegiance.

After a review of the minutes of the February 5, 2007 meeting and the Treasurer's Report a motion was made by Vice Chairman Drake to accept both as presented. The motion was seconded by Supervisor Kresge and carried.

OPEN TO THE PUBLIC-John and Tom Decker who are Boy Scouts of troop #98 living in Ross Township discussed their proposed Eagle Scout projects and sought ideas from the Supervisors. They discussed the park area as one of their ideas and Chairman Beers noted the need for a new retaining wall at the house that is connected to the park and thought that would be a good project to consider. They said they would look it over. Vice Chairman Drake suggested they attend the Park Committee meeting scheduled for March 8th to get some ideas for other park related projects.

Judy Breidinger was recognized who is a member of the Park Committee she asked what the status of the new sign is. Supervisor Kresge noted that Mr. Haas is working on it.

Robert Heeter spoke about a dangerous condition that exists on Smith Gap Rd. (a state road) asking for assistance from the Township in getting PennDOT to recognize the bad turns that exist without warnings being posted. It was determined that the Secretary would write a letter to PennDOT asking for chevron signs or curve signs and brush and tree trimming.

PLANS-The Sarah Jones subdivision plan was next on the agenda. No one was present to discuss the plan at this time. The decision was to go on with the other items and come back to it

Nate Oiler representing AJ Properties was recognized who discussed the condition of Annie's Lane and gaining access to the lots from Annie's Lane. Reference was made to Russ Kresge's letter which discussed the improvements being made to bring the road up to the Township's current standards. The base of the roadway will have to be determined by the Supervisors since we don't know what the base of the road consists of. Supervisor Kresge expressed concern over the steep slope and drainage issues. Vice Chairman Drake said flag lots are being created. Chairman Beers said he is not in favor of creating the two lots because of the steepness and the fact that there will be two flag lots unless a driveway permit is obtained on Kunkletown Rd. for the one lot.

Mr. Oiler noted that the Recreation fee will be paid for the five (5) new lots (\$600.00 per lot).

Soil testing was the next item they are asking a waiver from of which some were granted except the testing to determine the depth of the water table so that high water does not exist where the drainage systems are to be installed. He added that each house will have a trench system for roof water and the area between the two driveways will have 12" deep by 9 foot long trench to direct water. Chairman Beers said the water will end up on the Kunkletown Rd. creating a hazard. Supervisor Kresge agreed with Chairman Beers and added that the water is going to run right down and suggested a detention pond. Chairman Beers suggested a berm along the Kunkletown Rd. guiding the water to the stream. Supervisor Kresge added that this land should be 3 lots not 5 then this wouldn't be an issue.

While referring to Engineer Kresge's letter of February 20, 2007 it was decided that the road base of Annie's Lane will have to be approved by an engineer to determine if it is acceptable as a Township Rd.; the open space money will be paid; a waiver will not be granted regarding section 1008E however testing will be done to determine the depth of the water table so that high water is not present where the drainage systems are to be installed; the stormwater management facilities will be considered required improvements (including the driveways) with the exception of the drywells for each house; a berm is to be constructed along Kunkletown Rd. providing a driveway permit is obtained; no earth disturbance in the 25% slope. Nate Oiler discussed managing the water on the upper portion. Since there is still work to be done on the plan an extension was approved and will expire May 8, 2007. A motion was made by Vice Chairman Drake, seconded by Supervisor Kresge and carried.

The Planning Module for AJ Properties was submitted and a motion was made by Vice Chairman Drake, seconded by Supervisor Kresge to approve and submit the module to DEP. The motion carried.

Michael Kafalas was present with Sarah Jones to discuss the revised sub division plan of her property. He noted that all of the comments from the last Planning Commission meeting were addressed and he has a recommendation for conditional approval from the Planning Commission. Chairman Beers noted that Russ Kresge will have to review and approve of the revisions he has made on the plan. Mr. Kafkalas noted that all the restrictive covenants have been grouped together on the plan as suggested by Attorney Lyons. It was determined that the dry well for each lot shall not be classified as a required improvement (for bonding requirements) and will be installed by each property owner. (as indicated in one of the covenants). Solicitor Dunn commented on item #1 of the Restrictive Covenants and noted that a sentence needs to be added as follows: Before a Certificate of Occupancy is issued the lot owner's surveyor or engineer shall verify in writing that the lot grading has been constructed according to the grading plan. Mr. Kafkalas agreed to make that addition. A motion was made by Vice Chairman Drake to approve the plan as recommended by the Planning Commission with the addition of the aforementioned sentence. The motion was seconded by Supervisor Kresge. Chairman Beers added that Engineer Kresge must review also to make sure all things on the plan are changed or added as requested. The motion carried.

The Planning Module for this subdivision was also presented and approved for submission to DEP. A motion was made by Vice Chairman Drake, seconded by Supervisor Kresge and carried.

OLD BUSINESS- Chairman Beers brought up the letter received from Wind Gap Ambulance that was tabled last month. Thomas Hockman a volunteer ambulance member who was present reviewed the necessity of funds to pay for a vehicle they just purchased that became available before they had enough monies together. A motion was made by Vice Chairman Drake to donate \$5,000.00 to the Wind Gap Ambulance. The motion was seconded by Supervisor Kresge and carried.

The Fire Co. flashing signal device maintenance agreement was discussed and Solicitor Dunn said he was informed that Mr. Stenger is happy to give the necessary easement. A maintenance agreement has been drafted and is presently being reviewed by Nate Oiler who is Hamilton Township's engineer when it is returned then we can move forward.

Solicitor Dunn reported on the Open Space Funds due the Township by saying he spoke to Ms. Dettore, the County Open Space Coordinator and advised her he will be drafting a restrictive covenant document rather than a corrected deed which will accomplish recording the fact that the land will be for the public to use in perpetuity

Vice Chairman Drake noted that the Regional Comprehensive Plan meeting is rescheduled to March 22nd and 7:00 p.m. since the other was cancelled because of a snow storm.

NEW BUSINESS-Vice Chairman Drake noted that samples of Regional Agreements were submitted for Supervisors and Solicitor to review. Solicitor Dunn indicated he was more familiar with the HSPS form and suggested using that sample. The Supervisors will review them and offer suggestions at the March 22nd. meeting.

Chairman Beers discussed the building inspection services that has arisen from the recent court rulings with how many inspectors the Township's have. Chairman Beers added that he thinks some of the fees should be changed. Solicitor Dunn said we have administration, enforcement, inspections the fee for inspection would be backed out of the present fee (to Lehigh Valley Insp.) if the actual inspection is being done by another inspector. Solicitor Dunn suggested that this should be discussed with Lehigh Valley Inspection Services and also the only time this comes into play is when the homeowner does not want to use Lehigh Valley Inspection Service but rather another inspector. Solicitor Dunn said he wants to review our Ordinance to make a determination on how this can be handled.

Some discussion took place regarding release of escrow monies for work done on some homes on Bonser Rd. . Supervisor Kresge indicated that the dry well on one property is not working and in fact the grate is higher than the driveway which does not allow the water to go in it. It was determined that Supervisor Kresge would get together with Engineer Kresge and inspect the situation. The decision was send a letter that the Supervisors will have the Engineer look it over and if all is completed satisfactorily the funds will be released.

Vice Chairman Drake moved to have clean up days May 11th & May 12th with an alternate of April 20th and 21st. (check with Road foreman) the motion was seconded by Supervisor Kresge and carried.

A motion was made by Vice Chairman Drake to have the Township Wide Yard Sale on April 14th. The motion was seconded by Supervisor Kresge and carried.

Vice Chairman Drake read a memo from the Zoning Officer concerning a computer purchase and a motion was made by Vice Chairman Drake to purchase the computer from Dell since the NEPA funding was withdrawn. The motion was seconded by Supervisor Kresge and carried.

The regular meeting scheduled for April 2, 2007 was cancelled and rescheduled for April 10, 2007 since two of the Supervisors will be away. A motion was made by Vice Chairman Drake to advertise the meeting change. The motion was seconded by Supervisor Kresge and carried.

ROAD FOREMAN REPORT-

CORRESPONDENCE- A letter was received from Monroe County Commissioners asking if we are interested in obtaining some occupational tax records from many years ago. It was decided to obtain the records as described.

A letter received from West End Life Support discussing a donation was tabled until the next meeting.

A review of the receipts and expenditures resulted in a motion by Supervisor Kresge to pay the bills as presented. The motion was seconded by Vice Chairman Drake and carried.

There being no further business, the meeting adjourned at 8: 32 p.m..

Respectfully submitted,

Doris Price, Secretary