

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
July 27, 2015

Minutes of the Regular Meeting of Township Council Held on, July 27, 2015 at 7:00 P.M., in the Township Administration Building located at 27 North Pennell Road

Present: M. Amoroso, R. Carlson, S. Galloway, M. Kirchgasser, and N. Shropshire

B. Clark and J. Damico Esquire

1. OPENING

Chairman Mr. Kirchgasser called the meeting of the Council to order at 7:06 P.M., and led recitation of the Pledge of Allegiance to the Flag.

2. COMMENTS FROM THE PUBLIC

None

3. REPORTS

A. CHAIRMAN

Mr. Kirchgasser reported that Granite Run would not be presenting during the meeting, as the applicant has requested a continuance. He noted that this meant both the Penn State University expansion hearing and Granite Run Mall redevelopment hearing would both take place on the next regular scheduled meeting, August 10, 2015. Mr. Kirchgasser stated that both hearings would also continue to the August 24, 2015 meeting.

Wendy Hunsicker, Oriole Avenue, asked why the mall hearing was postponed and Mr. Kirchgasser explained that the applicant needed to get its plans together and get them correct. Ms. Hunsicker then asked how she could find out about postponements in the future and Mr. Clark reported that the information is posted on the Township website and residents can also sign up to receive email alerts. Another audience member commented that letters were sent out stating the hearing was this date and that some residents came home from the shore to attend. Mr. Kirchgasser apologized for any inconvenience caused and Mr. Clark noted that the hearing being tabled was noted on the meeting agenda, which is available the Friday prior to the scheduled meeting.

B. MANAGER

Mr. Clark reported that the Township was still accepting calls related to storm cleanup assistance. He stated calls for assistance in removing tree debris would be accepted through the end of July.

4. PUBLIC HEARING

- A. Proposed amendment of the Zoning Ordinance to add a definition for “Pad Lot” and to add a new Article XXIII.A entitled Mall Conversion Overlay (MCO) District which shall govern the demalling or other conversion of a mall developed in accordance with provisions B-2 Major Shopping Center District. (Hearing to be tabled/continued to August 10, 2015 Regular Council Meeting)
-

Mr. Galloway motioned to table the hearing until August 10, 2015. Ms. Amoroso seconded this motion and Council approved unanimously with a vote of 5-0.

5. NEW BUSINESS

- A. Consideration for Adoption—An Ordinance amending the Middletown Township Code of Ordinances of the Township of Middletown, Delaware County, Pennsylvania, Chapter 275, Zoning, Article II, Entitled Terminology, Section 275-8 by adding a definition for Pad Lot and by adding Article XXIII.A entitled Mall Conversion Overlay (MCO) District which shall govern the demalling or other conversion of a mall developed in accordance with Article XXIII, Chapters 275-135 through 275-140 (Item to be tabled to the August 10, 2015 Regular Council Meeting)
-

Mr. Galloway motioned to table agenda item 5A until August 10, 2015. Ms. Amoroso seconded this motion and Council approved unanimously with a vote of 5-0.

- B. Consideration for Adoption—An Ordinance amending the Middletown Township Code of Ordinances of the Township of Middletown, Delaware County, Pennsylvania, Chapter 198, Stormwater Management, Article III, Section 198-13 by amending Section 198-13(A)(2)(a) to decrease the assumed percentage of meadow condition, by adding Section 198-13(A)(2)(c)[3] to permit certain alternative stormwater control designs, by amending Section 198-14(B)(1) to decrease the assumed percentage of meadow condition, by adding Section 198-16(I) to include certain alternate criteria for redevelopment sites, by adding Section 198-18(H) to permit alternatives to Appendix F approved by the Township Engineer and by amending Section 198-17(C)(2) to substitute actual ground cover conditions for assumed conditions in calculating peak rate runoff. (To be tabled to August 10, 2015 Regular Council Meeting)
-

Mr. Galloway motioned to table agenda item 5B until August 10, 2015. Ms. Amoroso seconded this motion and Council approved unanimously with a vote of 5-0.

C. Review of Preliminary Land Development Plan—BT Granite Run LP—1067 W. Baltimore Pike (Granite Run Mall) (To Be tabled to August 10, 2015)

Mr. Galloway motioned to table agenda item 5C until August 10, 2015. Ms. Amoroso seconded this motion and Council approved unanimously with a vote of 5-0.

D. Award of Contract PW 15-3—Gasoline and Diesel Fuel

Mr. Clark reported that the Township purchases fuel for the fire departments and Township vehicles. Bids were received based on cost of delivery per gallon above the posted current OPIS market index rates. The low bid was from Superior Plus Energy Services from Aston, PA. Superior's rates are 15.8 cents per gallon for both diesel and unleaded. Mr. Clark noted this contractor has been the low bidder in past years and service has been good. Mr. Shropshire asked if the total rate quoted was the base price for the day quoted and Mr. Clark answered in the affirmative.

Mr. Shropshire motioned to award contract PW 15-3. Mr. Carlson seconded the motion and Council approved Resolution 2015-64 unanimously with a vote of 5-0.

E. Amendment of Zoning Ordinance—Floodplain Conservation District—National Flood Insurance Program Compliance

Mr. Clark explained the Township needed to update the floodplain regulations to remain compliant with the National Flood Insurance Program. In order to participate in the program, the Township needed to amend the zoning ordinance so that it remains in line with federal requirements. He emphasized the changes are primarily to terminology and definitions only and do not affect the overall scope and compliance requirements.

Mr. Clark noted the State retained a consultant to assist municipalities with these changes. The changes from the consultant were recently received and reviewed by Ms. Merino, Mr. Damico, and Mr. Janetka. Ms. Merino and the Township consultants recommended no further changes. Due to the fact that the floodplain regulations are part of the zoning ordinance, Mr. Clark stated this amendment will also need to be reviewed by both the County and Township Planning Commissions. Mr. Clark noted this amendment needed to be completed by September in order for the Township to remain compliant. Therefore, he recommended introducing the amendment at present and then advertising it for adoption at the August 24, 2015 meeting.

Mr. Galloway motioned to introduce the amendment of the zoning ordinance. Ms. Amoroso seconded this motion and Council approved the introduction unanimously with a vote of 5-0.

F. Renewal of Insurance Coverage—Workers’ Compensation Policy

Mr. Clark reported the Township’s workers’ compensation policy was up for renewal. This policy covers all Township employees and volunteer fire fighters and ambulance workers. The policy is scheduled to renew July 28, 2015 and the quoted amount is \$260 more than the expiring policy, for a total of \$39,658. He noted the rate is based on payroll amounts in each of the employee work classifications. Mr. Clark recommended approval. Mr. Kirchgasser commented that the quoted rate was approximately \$600 less than what the Township budgeted for this expense.

Mr. Carlson motioned to approve the renewal of the insurance policy. Mr. Shropshire seconded this motion and Council approved Resolution 2015- 65 unanimously with a vote of 5-0.

G. Approval of Bill List

Mr. Kirchgasser read aloud the bill list presented for Council’s consideration for approval for payment.

Mr. Carlson moved that payments under the July 27, 2015 Bill List be authorized for payment by the Finance Department:

GENERAL FUND

<u>Vendor Name</u>	<u>Description</u>	<u>Amount</u>
Aqua PA	June Hydrant Rental	<u>\$11,280.75</u>

RECREATIONAL ENTERPRISE

On & Off Broadway Inc	Beautiful	<u>\$9,479.00</u>
-----------------------	-----------	-------------------

CAPITAL RESERVE

Go2Tech, Inc	Telephone System	\$7,239.42
	Sewer Authority Share	\$1,277.55
BNY Mellon	GOB Series 2014	\$107,281.25
	Total Capital Reserve	<u>\$115,798.22</u>

Mr. Shropshire seconded this motion and Council approved Resolution 2015-66
unanimously with a vote of 5-0.

6. ADJOURNMENT

Mr. Kirchgasser adjourned the meeting at 7:19 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Allen", written in a cursive style.

Amanda Allen, Recorder

