

**ELK TOWNSHIP
BOARD OF SUPERVISORS
DRAFT MEETING MINUTES
August 1, 2022**

The Board of Supervisors August 1, 2022, meeting convened at 7:00 PM at the Township Building. The following Supervisors were present: Vice Chairman Estace Walters, and Supervisor Milt Rudy.

Public Comment

No public comment.

ADMINISTRATIVE ACTION/PRESENTATIONS/CORRESPONDENCE

John Cioban, HOA President for The Bluffs at Big Elk Creek

Mr. Cioban questioned the relationship and responsibilities between the Township for code enforcement and the HOA for local rules enforcement. This concerns construction of a chicken coop and other structures without HOA review/permission. He is concerned that HOA enforcement via legal means is expensive and time consuming for the HOA.

Estace Walters stated that the Township Code Enforcement Officer would follow-up on any Township code violations reported by the HOA.

Joseph Scalise, Kaolin RE Holdings Corporation

Estace Walters asked Mr. Scalise about the Letter of Credit Non-Extension Notice from Capital One. Mr. Scalise suggested it may be due to their changing of participating banks and said he would investigate it.

Mr. Scalise discussed the August 1, 2022, email to the Board from Joe Riper, attorney for Kaolin, regarding the principal issues remaining in construction of the Kaolin mushroom farm facility and the August 1, 2022, email and July 11, 2022, letter from Stan Corbett, AECOM engineer. He stated that his most recent conversation with Mr. Corbett indicated that the remaining issues were a matter for the Township to determine whether they constitute a major modification to the approved amended final plan, which would require submission of a new set of plans for the project. He requested that the Township authorize continuation of construction because the AECOM-issues involve “field changes” and do not constitute major changes that would require a new plan and review cycle. An additional Site Design and Layout Plan was presented and reviewed that highlighted all the planned field changes.

After discussion, Estace Walters moved and Milt Rudy seconded a *motion to approve* Kaolin RE Holdings Corporation’s continuation of construction and implementation the field changes. The motion was contingent on concurrence from Stan Corbett of AECOM. Motion passed. Mr. Corbett will need to be contacted, informed of the Board’s decision, and asked for concurrence or rejection. In the former case, all changes will need to be addressed within a single RFI submission.

William Sterling Violations

Service of the warrant to inspect the property was postponed for addition of more specificity and to await return of the attorney from vacation.

Board of Supervisors September meeting

Estate Walters moved and Milt Rudy seconded that the September Board of Supervisors meeting be held on September 12 instead of September 5 due to the Labor Day holiday.

STAFF REPORTS

Secretary's Report

Estate Walters moved, and Milt Rudy seconded, to approve the July 11, 2022, Board of Supervisors Meeting Minutes. The vote was unanimous amongst Supervisors present.

Treasurer's Report

Estate Walters moved, and Milt Rudy seconded, to approve the Bills to be Paid for July except for Roadmaster. The vote was unanimous amongst Supervisors present. The Roadmaster bills will be considered when the third Board member is present.

Tax Collector

July 2022: \$161.91

Planning Commission

July Meeting: The Planning Commission gave a favorable review of the Franklin Township Comprehensive Plan

Historic Commission

No report.

Zoning Hearing Board

No activity.

Building/Zoning Report

No report.

Open Space Committee

No report.

Trails Report

Estate Walters reported that the Township reviewed the grassy area at the Chrome Barrens.

Roadmaster

Roadmaster Estate Walters reported the following: Repaired a sink hole on Elk Mills Rd and Rogers Rd; patched some holes on Elk Mills Rd. and Glen Hope Rd; cut up a tree on the trail; cleared Blake Rd from a huge tree that fell on it; Steve Snyder will finish the work on the tree; talked to Dave Harlan about estimates for paving Old Forge Rd. and a portion of Hickory Hill Rd, and costs would be about \$140,000 and \$120,000 respectively, with work to be done before winter; a pipe has separated on Elk Mills Rd. that needs to be repaired; the Roadmaster will review the reported issue of foliage interfering with traffic on Dougherty Dr. at the bend after #3.

Emergency Management Coordinator

Milt Rudy reported that he will attend an in-person training on Wednesday, August 3rd at the Coatesville Training Center regarding use of the various DES web applications.

Oxford Area Recreation Authority (OARA)

July Report: Work continues on the Natural Playground at the Oaks Road parcel. Additional volunteer help is needed. Representation from Elk and West Nottingham townships on the OARA board is still needed.

OLD BUSINESS

Township parking lot

Milt reviewed several video surveillance systems that would work for the Township municipal building's parking lot. Guardian Security can install the cameras but would also have to install a security system and wouldn't provide a cost estimate. They advised to check Lowes for a DIY system. The ARLO system seems to meet all needs and is highly regarded. Three indoor/outdoor cameras with wire-free, color-at-night, HD 1080P video and a built-in spotlight would cost \$349.99. Further information will be obtained so that a specific proposal can be offered. Resident Mike Mancini has offered guidance on selecting and installing the system.

NEW BUSINESS

The property at 553 Kings Rd. has been vacant for years and is badly overgrown. Estace Walters will ask Scott Moran to review.

PUBLIC COMMENT

No public comment.

Meeting Adjourned at 8:05 PM.

Respectfully Submitted,

Terri Kukoda
Secretary/Treasurer