

**BERWICK TOWNSHIP
BOARD OF SUPERVISORS
WORKSHOP
DECEMBER 30, 2019**

CALL TO ORDER AND PLEDGE TO THE FLAG – The Berwick Township Board of Supervisors held a Workshop on December 30, 2019 at 8:30 a.m. in the Oxford Township Municipal Building, 780 Hanover Street, New Oxford, PA to discuss Cambrian Hills Development Plan. Present were Supervisors Pete Socks, Tom Danner, Barry Cockley, Earle Black, Scott Kennedy, Solicitor Tim Shultis, Engineer Tim Knoebel, Secretary Jean Hawbaker.

PUBLIC COMMENT None.

A draft of conditions for consideration of Township Acceptance of Streets within Cambrian Hills reviewed from KPI Technology:

- 1) All infrastructure work must be completed to the satisfaction of both the design engineer and Township engineer.
- 2) Affidavit of Responsibility from damage due to acts of God to be executed by all Utility Owners (that they will be responsible for repair or replacement of respective utilities and appurtenances). Will need a memorandum of understanding to make sure the township is protected.
- 3) Township to evaluate and determine possible postponement of acceptance of streets in Phase 1 until such time as representative required percentage of homes in Phase 2 are constructed or until suitable bonded construction access is provided meeting the requirements of the Township engineer. The heaviest vehicles this development will see is during construction. Could put a binder on the road. Roads must be bonded until dedicated to the township.
- 4) Developer to extend the provision of maintenance security in an amount acceptable to the Township engineer for a period of 5-years from formal acceptance and ordainment of the last portion of the development to be offered by the developer.
- 5) Any and all other standard requirements of the Township must be met including but not limited to provision of as-built drawings, deeds of dedication, demonstration of suitable title, and any other requirements of the Township SALDO.

Tom Danner stated the applicant may want to contact the Vulcan Mines to provide fill materials for sinkholes, which could lower some costs.

Tim Knoebel noted that the tapping fees will be collected at time of building permit for each lot along with a sewer permit.

Ted Decker stated the equipment at the pump station has the capacity to handle the Commercial lots and some of Oxford Township.

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Paul Minnich representing J.A. Myers stating excellent issues have been raised as far as the sewer issues. In terms of the conditions, I understand why they are presented. Maintaining the financial bond for a period of 5 years is a financial undertaking. Perhaps the Board can come down to 3 years instead of 5 years. Mr. Minnich will speak to Mr. Myers in this regard and report back to Tim Shultis.

Tim Shultis stated taking these streets over is a huge financial undertaking for the township due to the conditions. We have a right to impose these conditions based on the reality of what is happening on this property. Mr. Myers should be made aware of this.

Cambrian Hills will be discussed at the next Board of Supervisors meeting on January 13, 2020 at 6:00 p.m. in the Oxford Township Building.

Earle Black wanted to know if the deeds for these lots will mention the sinkholes. Mr. Minnich stated there is a notation on the final plan relative to that. There are certain statutory disclosures in connection with residential real estate, which we will comply with. Governmental immunity would apply to the actions of the township relative to a plan approval.

Barry Cockley made a motion to adjourn at 9:30 a.m., seconded by Scott Kennedy. Motion carried.

Respectfully submitted,

Jean A. Hawbaker
Secretary/Treasurer
BERWICK TOWNSHIP
BOARD OF SUPERVISORS