

## MINUTES

### REGULAR MEETING OF HAMPTON TOWNSHIP COUNCIL

WEDNESDAY, AUGUST 24, 2016

President Son called to order the Regular Meeting of Hampton Township Council at 7:30 pm in the Council Chambers of the Municipal Building located at 3101 McCully Road, Allison Park, Pennsylvania.

Those present: V. Son, President; R. Dunlap, C. Montgomery, Members; V. Tucceri, Legal Counsel; J. Speakman, Controller; C. Lochner, Municipal Manager.

#### APPROVAL OF MINUTES

**Mr. Dunlap moved for the approval of the minutes for the Regular Meeting held July 27, 2016 and the Agenda Meeting held August 10, 2016. Mr. Montgomery seconded the motion and a roll call vote was unanimously in favor.**

#### CITIZEN AGENDA MATTERS

Jeff Bauman, President of the Hampton Soccer Club (HSC), was in attendance with Chris Andrews and Bridgette Gibbons, who were also representing the Hampton Soccer Club. Mr. Bauman summarized the current Hampton Soccer Club rental agreement and noted that the HSC currently pays for the maintenance improvement of the main soccer fields in the Community Park. He added that they are hoping to raise funds to improve the quality of the fields. Mr. Bauman stated that they are requesting approval to place advertising signs on both the fence and the concession stand. He reviewed the proposed design of the signs and explained that local businesses who sponsor the HSC could advertise on those signs. The HSC could then use those funds for field improvements.

Mr. Son clarified the location of the signs and Mr. Bauman verified that the signs will face inward towards the field and will most likely only be visible to people who are already inside the soccer complex. Mr. Bauman remarked that they have agreed to paint the fence to improve its aesthetic quality. He also requested to erect a 7'x7' sign for the Hampton Soccer Club on the street side of the concession building to identify this area for people who are attending an HSC program. Mr. Son questioned if this would be the only sign that would be facing the street, to which Mr. Bauman replied yes. Several remarks were exchanged regarding the material that the HSC sign would be made of. Mr. Lochner discussed the possibility of painting the sign directly onto the building with the members of Township staff and Council. Mr. Bauman commented that they will submit any potential sign design to Mr. Lochner and Mr. Zarenko for approval prior to displaying it. Mr. Zarenko noted a concern regarding the weathering of the sign and remarked that the Township performs maintenance, including painting, for that building. Mr. Bauman replied that, if the banner is approved, they would be open to removing it in the winter to prevent wear.

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**Mr. Dunlap moved for the approval of the Hampton Soccer Club's request to sell and display advertising on the fence and the concession building in the soccer complex in the Hampton Community Park, and also to erect a 7'x7' club banner, or to paint the 7'x7' logo onto the wall, on the street side of the concession building as per the August 24, 2016 memo. Mr. Montgomery seconded the motion and a roll call vote was unanimously in favor.**

Mr. Son requested that Mr. Bauman keep Mr. Zarenko updated as to what type of sign they decide to use.

Al Werling of Talley Cavey Road stated that the colors that were proposed for the Hampton Soccer Club logo sign sound like they will be Pine Richland colors. Mr. Werling also remarked that he was recently painting his mailbox when he was stopped by two different people who told him that he needed a permit to paint his mailbox. Mr. Lochner replied that Mr. Werling does not need a permit from the Township to paint his mailbox. Mr. Son reported that he does not know if the Post Office has any regulations regarding this.

**ACCEPTANCE OF A PROPOSAL FROM PIPER JAFFRAY REGARDING BOND REFINANCING**

Mr. Son summarized the status of this item.

**Mr. Montgomery moved for the acceptance of a proposal from Piper Jaffray regarding bond refinancing in accordance with the memo dated August 19, 2016. Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor.**

Several comments were exchanged regarding the technicalities and timeline of the bond refinancing.

**APPOINTMENT OF RONALD BROWN AS BOND COUNSEL**

**Mr. Montgomery moved for the appointment of Ronald Brown as bond counsel. Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor.**

**RENEWAL OF THE TOWNSHIP'S INSURANCE POLICIES**

Mr. Son noted that the Township's policies will only be increasing by about 1%, for a total cost of \$156,288. Mr. Lochner recommended that a cyber protection policy be added to this, which would increase the total cost by \$4,527. Mr. Lochner discussed the reasons for this recommendation and the benefits that this policy would provide. Mr. Speakman remarked that, with the protections that are currently in place, he did not feel as though there is a significant exposure for the releasing of any personal information that would harm an individual resident. A lengthy discussion was held between the members of Council regarding the pros and cons of this type of coverage. Mr. Lochner suggested that Council remove the cyber security policy from the main vote for the renewal of the

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Township's insurance policies. He stated that the Township will request that the insurance carrier forward a detailed description of the cyber security policy to the Township solicitor for further evaluation.

**Mr. Dunlap moved for the renewal of the Township's insurance policies in an amount not to exceed \$156,288. Mr. Montgomery seconded the motion and a roll call vote was unanimously in favor.**

Mr. Son noted that further consideration will be given to the possibility of purchasing a cyber security insurance policy.

**AWARD OF CONTRACT WITH REGARD TO THE LOWER ALLISON PARK FLOODPLAIN RESTORATION PROJECT AND WALKING TRAIL**

Mr. Lochner stated that Andy Banfield with PVE Sheffler was in attendance to address Council regarding the bids for this project. He noted that the bids came back higher than the engineering estimates predicted; however, the three lowest bidders are within an acceptable range to determine the cost of this project. Mr. Lochner detailed the options moving forward, such as having the project re-bid or making changes to the components of the project. Mr. Lochner did not recommend that Council pass on completing the project due to the level of the bids. Mr. Son agreed with the importance of completing this project, especially given the potential proceeds of the bond refinancing. Mr. Son provided a summary of the history of this project and the various components that could have changed the overall construction estimate. He asked Mr. Banfield why the engineering estimates were so far off the bids that were returned. Mr. Banfield addressed Council regarding this matter and detailed several reasons why the bids that were returned were much higher than the initial engineering estimates. He discussed the increased requirements imposed by the DCNR for the breakaway bridges, an inaccurate initial engineering estimate due to the change in bridge design, and inconsistencies in bidding for erosion and sedimentation controls. Mr. Son remarked on the implications of engineering estimates in general and explained the reason why it is important for them to be reasonably accurate. Mr. Montgomery and Mr. Lochner discussed the Township's experience with re-bidding projects. Mr. Montgomery agreed that the project needs to be finished. He added that, while it may not be prudent in this case, re-bidding a project can be necessary if the bids have been padded and the total cost is high enough. Mr. Dunlap asked Mr. Banfield if he believes that the low bid is a fair amount, to which Mr. Banfield replied yes. Mr. Montgomery noted that some of the inconsistencies in the bidding could be due to contractor specializations, which would affect their pricing.

**Mr. Dunlap moved for the award of a contract with regard to the Lower Allison Park Floodplain Restoration Project and walking trail to the low bidder, Gary Metzger Cement Contractors, in the amount of \$340,406.10 (a copy of the bid tabulation sheet has been included as a part of these minutes). Mr. Montgomery seconded the motion and a roll call vote was unanimously in favor.**

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Several comments were exchanged regarding the timeline for this project. Mr. Son thanked Mr. Banfield for clarifying this matter.

**NORTH HILLS COUNCIL OF GOVERNMENTS MONTHLY REPORT**

Nothing was brought before Council for discussion.

**WATER AUTHORITY MONTHLY REPORT**

A copy of the Water Authority monthly report was included as a part of Council's agenda packet.

**ENGINEER'S MONTHLY REPORT - GATEWAY**

A copy of the engineer's monthly report from Gateway was included as a part of Council's agenda packet.

**LEGAL COUNSEL MONTHLY REPORT**

A copy of the legal counsel monthly report was included as a part of Council's agenda packet.

**CONTROLLER'S/MANAGER'S MONTHLY REPORT**

Mr. Speakman had nothing additional to report. He stated that revenues and expenditures are within budget and comparable to previous years.

**PUBLIC SAFETY MONTHLY REPORT**

A copy of the Public Safety monthly report was included as a part of Council's agenda packet.

**AWARD OF A CONTRACT REGARDING THE STORM WATER DETENTION POND MAINTENANCE PROGRAM**

**Mr. Montgomery moved for the award of a contract regarding the Storm Water Detention Pond Maintenance Program as per the August 15, 2016 memo from Mr. Zarenko. Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor.**

**APPROVAL OF THE ARTICLES OF AGREEMENT – OPTION YEAR 1 WITH MORTON SALT COMPANY FOR THE 2016-2017 WINTER SEASON**

**Mr. Montgomery moved for the approval of the Articles of Agreement – Option Year 1 with Morton Salt Company for the 2016-2017 winter season. Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor.**

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**COMMUNITY SERVICES MONTHLY REPORT**

A copy of the Community Services monthly report was included as a part of Council's agenda packet.

**ENVIRONMENTAL SERVICES MONTHLY REPORT**

A copy of the Environmental Services monthly report was included as a part of Council's agenda packet.

**OTHER ENVIRONMENTAL SERVICES BUSINESS**

Mr. Son informed members of Council that a sludge pump at the Water Pollution Control Plant (WPCP) has failed and needs to be replaced. He noted that the cost to replace this will be \$30,000 to \$35,000. Mr. Degnan explained that this piece of equipment was over 25 years old and was essentially being eaten away from the inside. He noted that there is a second sludge pump at the WPCP that is of a similar age and is also very likely to break down. He stated that these sludge pumps are necessary for the WPCP to operate and they run 24 hours a day, 7 days a week. Mr. Degnan summarized the other equipment failures at the WPCP and detailed the measures being taken to keep things operational. Mr. Degnan stated that the Township has begun meeting with the engineering firms to formulate a large scale plan for the long term operations at the WPCP. Mr. Dunlap questioned if the WPCP can operate with only one sludge pump functional. Mr. Degnan replied that it can, but only temporarily. He noted that the WPCP is currently functioning with only one sludge pump while they are working on replacing the broken unit. He discussed the lengthy turnaround time to obtain replacement parts due to the fact that they are fabricated only after the order has been placed. Mr. Son questioned if this failure would impact the odors in that area, to which Mr. Degnan replied that it should not. A short discussion was held regarding the long term plans for the WPCP.

**HAMPTON PLAZA REVISED SITE PLAN AND LOT CONSOLIDATION (16-11)**

The applicant, Route 8 Holding Company, Inc., is proposing to consolidate two adjacent lots and construct a new entrance along with additional parking at 4700 Route 8 in an HC zoning district.

Mr. Orban summarized the application and noted that Township staff, engineers, and the Planning Commission are recommending approval with conditions.

**Mr. Dunlap moved for the approval of the Hampton Plaza Revised Site Plan and Lot Consolidation (16-11) pursuant to the conditions in the August 24, 2016 memorandum from Mr. Orban (a copy of which has been included as a part of these minutes). Mr. Montgomery seconded the motion and a roll call vote was unanimously in favor.**

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**GOELLER-LAKEWOOD SIMPLE SUBDIVISION (16-13)**

The applicant is proposing to subdivide an existing lot containing a single-family dwelling in an RA zoning district.

Mr. Orban stated that all engineering items have been addressed. Township staff, engineers, and the Planning Commission are recommending approval with conditions.

**Mr. Dunlap moved for the approval of the Goeller-Lakewood Simple Subdivision (16-13) pursuant to the conditions in the memorandum from Mr. Orban dated August 24, 2016 (a copy of which has been included as a part of these minutes). Mr. Montgomery seconded the motion and a roll call vote was unanimously in favor.**

**ZONING AND PLANNING MONTHLY REPORT**

A copy of the Zoning and Planning monthly report was included as a part of Council's agenda packet.

**OLD BUSINESS**

Nothing was brought before Council for discussion.

**APPOINTMENT OF A DELEGATE AND ALTERNATE DELEGATE TO THE PA MUNICIPAL LEAGUE**

Mr. Lochner summarized the PA Municipal League and noted that the Township is already a member of this organization but there is now a need to appoint a delegate. Mr. Dunlap volunteered for this appointment. Mr. Lochner volunteered to be the alternate delegate as he already sits on the legislative board for this group.

**Mr. Montgomery moved for the appointment of Mr. Dunlap as the delegate and Mr. Lochner as the alternate delegate to the PA Municipal League. Mr. Dunlap seconded the motion and a roll call vote was unanimously in favor.**

**NEW BUSINESS**

Mr. Lochner stated that Council will need to approve the Township's hosting of the travelling Vietnam Wall memorial. Mr. Son explained that this installation travels around the country and is a duplication of the Vietnam Wall memorial that is located in Washington DC. He noted that the Township would host this display for the seven days surrounding the Fourth of July, which would allow it to be in place for the annual July 3rd community celebration. Mr. Montgomery questioned if there is a cost associated with this. Mr. Lochner replied that there is an \$8,000 cost,

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however, he stated his belief that all or most of that money could be raised through community sponsorships.

**Mr. Dunlap moved to authorize the Manager to sign the contract to engage the travelling Vietnam Wall for the 2017 Independence Day celebration. Mr. Montgomery seconded the motion and a roll call vote was unanimously in favor.**

Mr. Lochner reported that the new playground equipment in the Community Park is now fully installed and completed. He complimented the Department of Community Services for their landscaping work around the new equipment.

Mr. Lochner alerted Council to a request from A. Folino Construction, who have been contracted to pave Ferguson Road, to work after hours. He explained that the Township's normally permitted hours of construction are 7:00 am to dusk. Because of concerns regarding traffic congestion and safety, they have requested to work between 6:00 pm and 6:00 am for approximately 10 days. Mr. Montgomery questioned how far they will be paving, to which Mr. Lochner replied that they will be paving all of Ferguson Road. Mr. Son asked Mr. Lochner for his opinion. Mr. Lochner remarked that there are a large number of residents in that area who would be impacted by this request. Mr. Son discussed the amount of noise that would be generated by paving as opposed to other types of construction. He also discussed the benefit to the residents of completing this project quickly and preventing prolonged traffic congestion in that area. Mr. Montgomery added that, due to the nature of paving work, the area of disturbance would move each night as the paving progresses. This will mean that the negative impact will not be felt by all of the houses for the whole duration of the work.

**Mr. Dunlap moved to waive the ordinance prohibiting construction work after hours and to allow A. Folino Construction to pave Ferguson Road between the hours of 6:00 pm and 6:00 am for 10 days, as requested. Mr. Montgomery seconded the motion and a roll call vote was unanimously in favor.**

**There being no further items for discussion, Mr. Son adjourned the Regular Meeting at 8:20 pm.**

Susan A. Bernet,  
Clerk of Council

Victor D. Son,  
President of Council

**BID TABULATION SUMMARY**  
**LOWER ALLISON PARK FLOODPLAIN RESTORATION**  
 Bid Date: August 22, 2015 - 11:00 AM  
 PVE Sheffer Job No. 150022X



ITEM NO.	CONTRACT ITEMS	TIME TO COMPLETE		YES		YES		YES	
		UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Soil Erosion & Sedimentation Control	Linear Feet	127	\$13,000.00	\$1,651,000.00	\$20,000.00	\$2,540,000.00	\$1,651,000.00	\$20,000.00
2	Concrete for Rock/Block Retention and Foot	Cu. Yd	6100	\$10.70	\$65,270.00	\$12.00	\$73,200.00	\$65,270.00	\$12.00
3	Streambank Stabilization	Sq. Yd	1500	\$5.45	\$8,175.00	\$6.00	\$9,000.00	\$8,175.00	\$6.00
4	Concrete for Pipe Embedment with Ties	Linear Feet	1	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
5	Precast/Reinforced Concrete Bridge Siphons	Each	1	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
6	18" High Rip-Rap Stone Protection	Sq. Yd	25	\$800.00	\$20,000.00	\$700.00	\$17,500.00	\$20,000.00	\$700.00
7	Wooded Trail	Sq. Yd	725	\$10.50	\$7,612.50	\$12.00	\$8,700.00	\$7,612.50	\$12.00
8	Gravel Area	Sq. Yd	500	\$4.00	\$2,000.00	\$4.50	\$2,250.00	\$2,000.00	\$4.50
9	Soft Soil Excavation	L.F.	500	\$10.00	\$5,000.00	\$12.00	\$6,000.00	\$5,000.00	\$12.00
10	6" PVC Pile with Cap and Embedment	L.F.	200	\$10.00	\$2,000.00	\$12.00	\$2,400.00	\$2,000.00	\$12.00
11	Foundation Plan	Linear Feet	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
<b>GRAND TOTAL</b>					<b>\$2,826,412.50</b>		<b>\$3,248,312.00</b>		<b>\$2,826,412.50</b>

A1	Grading of wetlands at Park & Hole Sta	Cu. Yd	100	\$0.70	\$70.00	\$1.00	\$100.00	\$70.00	\$1.00
<b>GRAND TOTAL</b>					<b>\$70.00</b>		<b>\$100.00</b>		<b>\$70.00</b>

ITEM NO.	CONTRACT ITEMS	TIME TO COMPLETE		YES		YES		YES	
		UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Soil Erosion & Sedimentation Control	Linear Feet	127	\$13,000.00	\$1,651,000.00	\$20,000.00	\$2,540,000.00	\$1,651,000.00	\$20,000.00
2	Concrete for Rock/Block Retention and Foot	Cu. Yd	6100	\$10.70	\$65,270.00	\$12.00	\$73,200.00	\$65,270.00	\$12.00
3	Streambank Stabilization	Sq. Yd	1500	\$5.45	\$8,175.00	\$6.00	\$9,000.00	\$8,175.00	\$6.00
4	Concrete for Pipe Embedment with Ties	Linear Feet	1	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
5	Precast/Reinforced Concrete Bridge Siphons	Each	1	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
6	18" High Rip-Rap Stone Protection	Sq. Yd	25	\$800.00	\$20,000.00	\$700.00	\$17,500.00	\$20,000.00	\$700.00
7	Wooded Trail	Sq. Yd	725	\$10.50	\$7,612.50	\$12.00	\$8,700.00	\$7,612.50	\$12.00
8	Gravel Area	Sq. Yd	500	\$4.00	\$2,000.00	\$4.50	\$2,250.00	\$2,000.00	\$4.50
9	Soft Soil Excavation	L.F.	500	\$10.00	\$5,000.00	\$12.00	\$6,000.00	\$5,000.00	\$12.00
10	6" PVC Pile with Cap and Embedment	L.F.	200	\$10.00	\$2,000.00	\$12.00	\$2,400.00	\$2,000.00	\$12.00
11	Foundation Plan	Linear Feet	1	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
<b>GRAND TOTAL</b>					<b>\$2,826,412.50</b>		<b>\$3,248,312.00</b>		<b>\$2,826,412.50</b>

A1	Grading of wetlands at Park & Hole Sta	Cu. Yd	100	\$0.70	\$70.00	\$1.00	\$100.00	\$70.00	\$1.00
<b>GRAND TOTAL</b>					<b>\$70.00</b>		<b>\$100.00</b>		<b>\$70.00</b>

A1	Foundation for Detention Basin Phase III	Cu. Yd	200	\$14.25	\$2,850.00	\$16.00	\$3,200.00	\$2,850.00	\$16.00
<b>GRAND TOTAL</b>					<b>\$2,850.00</b>		<b>\$3,200.00</b>		<b>\$2,850.00</b>

**BID TOTALS**  
 Used Price and Total Bid Amount both listed as \$81,000.00 with bid and bid time as indicated.  
 Bath Entry



TOWNSHIP OF  
*Hampton*

**Township Council**  
Victor D. Son, President  
Peter S. Russ, Vice-President  
M. Richard Dunlap  
Cary J. Montgomery  
Sherry A. Neugebauer

**Township Controller**  
Jerry E. Speakman

**Municipal Manager**  
W. Christopher Lochner

**Legal Counsel**  
Vincent A. Tucceri

August 24, 2016

**PERSONAL & CONFIDENTIAL**

TO: Township Council  
Jerry Speakman, Township Controller  
W. Christopher Lochner, Municipal Manager  
Vince Tucceri, Township Solicitor

FR: Martin Orban, Land Use Administrator *MO*

RE: **Motion re the Hampton Plaza Revised Site Plan/Lot Consolidation**

The Solicitor's office and I have prepared the following motion, to **Approve with conditions, the 16-11 Hampton Plaza Revised Site Plan/Lot Consolidation** should Council decide to act upon the applications.

In that case, it is Solicitor's recommendation that the following motion be made part of the meeting minutes:

**I MAKE A MOTION TO APPROVE WITH CONDITIONS APPLICATION 16-11 HAMPTON PLAZA REVISED SITE PLAN/LOT CONSOLIDATION SUBJECT TO AND CONTINGENT UPON THE FOLLOWING CONDITIONS:**

1. Applicant must submit to the Township for its approval an amended, revised Plan for Approval ("Amended Plan") conforming to all of the conditions of this Decision.
  - a. Applicant's Amended Plan shall address all of the comments and recommendations of the Township Engineer, as set forth in the comment letters of Andrew Banfield, PVE Sheffler, through and including those dated AUGUST 9, 2016 to the satisfaction of the Township, which comments are incorporated herein by reference as if fully set forth at length herein.

2. Final Approval is conditioned upon execution of a developer's agreement, with associated posted security, both to the satisfaction of the Township Solicitor and Engineer, guaranteeing completion of all Required Improvements contained in the Approved Plan (including but not limited to any required paving, sewers, storm sewers and stormwater management facilities, E&S controls, landscaping, etc.).

3. All stormwater management facilities (including but not limited to any stormwater ponds, outfall structures, detention facilities, private sewer lines, or any open drainage swales) will be the responsibility of the Developer/Owner. The Township must approve any future modification and/or changes to the above-mentioned areas.

4. As a condition of this approval, Developer/Owner shall maintain the property in accordance with the Agreement entered between the Township and Applicant, as reflected in the attached letter dated March 11, 2016, from the Township Solicitor to Applicant's counsel, at Condition B, including but not limited to the requirement that Applicant at all times shall "Stabilize/maintain compliant and effective E&S around perimeter of site pending approval and completion of anticipated consolidation/parking lot expansion plan."

5. Applicant shall record the consolidation plan and associated revised metes & bounds descriptions at the appropriate County offices within 90 days of approval. Two paper copies of the recorded plan shall be provided to the Township along with proof of recordation of the revised metes & bounds for the newly configured parcels.

6. The applicant shall reimburse the Township for all Engineers, Solicitor and other professional consultant fees and all other expenses incurred by the Township as a result of the revised site plan application review and inspection of the proposed site improvements for development on the subject property and any associated inspection fees. Reimbursement shall be paid in full within thirty (30) days of receipt of notice from the Township.

7. The applicant may, within thirty (30) days of receiving the written decision of the Township, notify the Township of its refusal to accept any or all of the conditions, in which case, the Township shall be deemed to have denied the Applications. In the event the applicant does not, within said period, notify the Township of its refusal to accept any condition of this Decision, the Approval of the Site Plan, with the conditions, shall stand as granted.

Cc: file



TOWNSHIP OF  
*Hampton*

**Township Council**  
Victor D. Son, President  
Peter S. Russ, Vice-President  
M. Richard Dunlap  
Cary J. Montgomery  
Sherry A. Neugebauer

**Township Controller**  
Jerry E. Speakman

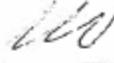
**Municipal Manager**  
W. Christopher Lochner

**Legal Counsel**  
Vincent A. Tucceri

August 24, 2016

**PERSONAL & CONFIDENTIAL**

TO: Township Council  
Jerry Speakman, Township Controller  
W. Christopher Lochner, Municipal Manager  
Vince Tucceri, Township Solicitor

FR: Martin Orban, Land Use Administrator 

RE: **Motion for Approval of the Goeller-Lakewood Simple Subdivision**

The Solicitor and I have prepared a proposed motion for approval, with conditions, for the **16-13 Goeller-Lakewood Simple Subdivision Plan**, should Council decide to approve the application. In that case, it is Solicitor's recommendation that the following motion be made part of the meeting minutes:

**I make a motion to approve with conditions Application No. 16-13 Goeller-Lakewood Simple Subdivision Plan, subject to and contingent upon the following conditions:**

1. Applicant shall record the revised plan and associated revised metes & bounds descriptions at the appropriate County offices within 90 days of approval. Two paper copies of the recorded plan shall be provided to the Township along with proof of recordation of the revised metes & bounds for the newly configured parcels.
2. Applicant may, within thirty (30) days of receiving the written decision of the Township, notify the Township of its refusal to accept any or all of the conditions, in which case, the Township shall be deemed to have denied Final Approval of the Plan. In the event the applicant does not, within said period, notify the Township of its refusal to accept any condition, Final Approval of the Development Plan, with the foregoing conditions, shall stand as granted.

Cc: file