

TOWNSHIP OF SOUTHAMPTON MINUTES  
FOR THE REGULAR MEETING OF THE BOARD OF SUPERVISORS  
SOUTHAMPTON TOWNSHIP MUNICIPAL BUILDING

5:00 p.m.

September 26th, 2023

**MEMBERS PRESENT**

Samuel Cressler – Chairman  
Randy Brenize – Vice Chairman  
Roger Hall

**OTHERS PRESENT**

Melissa Kelso Esq. – Solicitor  
Kathy Durf – Secretary/Treasurer  
Maria Misner – Planning/Zoning/Recording Secretary

**VISITORS PRESENT**

**Chairman Cressler called the meeting of September 26th to order at 5:00 p.m. and announced the meeting was being recorded.**

**PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**VISITOR REMARKS**

**APPROVAL OF MINUTES FOR THE REGULAR MEETING OF SEPTEMBER 12TH.**

MOTION: Supervisor Hall moved to approve the minutes of September 12th meeting as presented. Supervisor Brenize seconded the motion which passed unanimously.

**OLD BUSINESS**

Furnace Run Water/Sewer/Welcome Center

Maria Misner reported that the Township received the initial NPDES review from DEP with quite a few comments. Ashley Dobak from Barton & Logoudice explained most were narrative, meaning they just wanted more of an explanation. Three comments were substantive, requiring different methods of calculations or possibly new perk tests since old perk tests were used. Maria offered to have the Township SEO perform the new perks if required. Ashley agreed and is getting more information.

Maria was expecting David Black to attend the meeting for an update.

## **NEW BUSINESS**

### Interest in Bike Trail Development – Furnace Run Park

Maria Misner reported that there was a meeting with Mr. Jessee McMath regarding bike trails at Furnace Run Park. Jessee is interested in volunteering work, but the Township would need to provide equipment. Jessee is preparing a plan to submit. An agreement or contract should be drafted if the Township wants to move forward.

Supervisor Cressler would like to check into existing agreements to see how they are typically written.

MOTION: Supervisor Cressler moved to continue to pursue bike trail development at Furnace Run Park with Jessee McMath. Supervisor Hall seconded the motion which passed unanimously.

### Accessory Building Conditions

Maria Misner reported that the Township recently had several inquiries for accessory structures like garages and tiny homes that had the potential to be a secondary residence, which is not a permitted use. How does the Township protect themselves from this?

Solicitor Kelso asked about parameters that make it a separate living space. Can it be marketed as a separate unit? If so, she would prefer a recorded agreement with the resident that can be kept in Permit Manager and anybody purchasing the home in the future would be on notice.

Legally, the Township cannot not require the recorded agreement, but a permit can be withheld until it is obtained.

MOTION: Supervisor Cressler moved to authorize Solicitor Kelso to prepare an agreement to be used for residents who have an accessory building that could be used as a separate dwelling unit and an affidavit of living contents/use that can be recorded. Supervisor Brenize seconded the motion which passed unanimously.

### Preliminary Budget Workshop

Kathy Durf reported that she has gathered all required information for the budget, and is ready to set up workshop to go over it.

The supervisors set a date of Monday the 16<sup>th</sup> of October at 1:00 pm.

## **BONDING**

### Jay & Rhoda Leid – Bond Reduction Request

The Township received a letter from Joe Miller, engineer at Martin & Martin, who recommended approving the request to reduce the financial security to \$30,025.00.

MOTION: Based upon the recommendation of Joe Miller, Supervisor Cressler moved to approve the Bond reduction for Jay & Rhoda Leid to \$30,025.00. Supervisor Brenize seconded the motion which passed unanimously.

## **SUBDIVISIONS**

### SD2023-018 – Leslie & Ruth Holtry – Lot 1 – 11A Subdivision

Maria Misner stated this is a simple Subdivision Plan that moves the property lines so they no longer cross Lindsay Lot Road. Tim Cormany has reviewed all of the revisions and there are no outstanding comments other than the waiver requests.

### Non-Building Waiver Request (31-701.E)

Both properties have public sewer so the SEO is not required to sign off on it.

MOTION: Supervisor Brenize moved to approve the Form B. Supervisor Hall seconded the motion which passed unanimously.

### Waiver of Plan Scale (31-700.A)

MOTION: Supervisor Cressler moved to approve the waiver of Plan Scale. Supervisor Brenize seconded the motion which passed unanimously.

### Final Subdivision Plan

MOTION: Supervisor Hall moved to approve the final Land Subdivision Plan for SD2023 Leslie & Ruth Holtry. Supervisor Cressler seconded the motion which passed unanimously.

### SD2023-019 – Ivan & Ella Leid – Stormwater Waiver Request

A stormwater waiver request for a proposed school on leased farm ground.

MOTION: Supervisor Hall moved to deny the request due to the extensive amount of impervious surface already existing on the farm. Supervisor Cressler seconded the motion which passed unanimously.

## **AGENDA AMENDED ITEMS**

There were no agenda amended items.

## **REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES**

### **Solicitor**

No report

### **Planning/Zoning**

No Report

### **Code Enforcement**

Cathy Durf delivered a report on behalf of Jamie White.

1. Port-a-Potty on Holswart Complaint.
  - a. Permitted for temporary, seasonal use per Vince Elbel
  - b. Will monitor, no violation at this time.
  
2. Camper on Holswart
  - a. Appears to be in use sometimes but not as a permanent residence
  - b. No violation at this time.
  
3. Vacant Lot 74-80 Courtland (high weeds/grass)
  - a. 1<sup>st</sup> letter sent 8/1/23 (USPS)
  - b. 2<sup>nd</sup> letter (certified & USPS – certified returned to sender)
  - c. 9/5/23 final advising it will be given to board for consideration to cut on 9/12/23
  
4. 2395 Lindsay Lot (high weeds/grass)
  - a. Violation corrected & closed on 9/5/23)
  
5. 98 Mt. Rock Road
  - a. 9/15/23 notice to file municipal lien sent, 30 days to pay invoice of \$105.00
  
6. Rental Inspection Questions/Issues:
  - a. Received questions concerning background checks for inspectors.
    - i. Per Commonwealth Code, this is not required by our ordinance and their inspectors are always accompanied by an owner, property manager or tenant during all inspections.
  - b. Landlord requested a comprehensive check list.
    - i. Commonwealth Code does send a list along with each inspection application that pertains to common issues they find. The International property maintenance code is 40+ pages and is available online.
  - c. Question concerning rental inspection fees.
    - i. On 10/27/20 Commonwealth Code was hired to perform all rental inspections. No resolution to do so, only a vote at that meeting.

- ii. Ordinance 2009-04 “Housing” addresses fees. Inspection fees were removed from the Township fee schedule as the Township no longer performed them. However, there was no resolution to adopt Commonwealth’s fee schedule at that time, but by a vote at the 10/27/20 meeting the fees were \$60.00 for one unit and \$30 for additional units.

Solicitor Kelso replied that the Rental Agreement is with Commonwealth Code who requires an owner/property manager or tenant to be present. They do have a comprehensive check list available and they set their own fees. Any complaints should be taken up with CCIS.

**Secretary/Treasurer**

No Report

**Supervisors**

No Report

**ACTION ON PAYING BILLS**

MOTION: Supervisor Brenize moved to pay the general fund in the amount of \$114,970.64. Supervisor Hall seconded the motion which passed unanimously.

The meeting was adjourned by Chairman Cressler at 5:53 p.m.

Respectfully Submitted

Maria Misner  
Planning/Zoning/Recording Secretary