



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
REGULAR MEETING
August 21, 2017
7:00 p.m.
Approved

In Attendance:

Board of Supervisors

Kevin C. Kerr, Chair

Jamie W. Goncharoff, Vice-Chair

Township Administration

Shanna Lodge, Assistant Township Manager

Gwen A. Jonik, Township Secretary

John DeMarco, Police Chief

Al Gaspari, Codes Administrator

Dave Leh, Township Engineer

Mr. Kerr called the meeting to order at 7:00 p.m., led the Pledge of Allegiance, offered a moment of silence and inquired of anyone planning to record the meeting. There were no responses.

Community Recognitions

Mr. Kerr presented a framed Letter of Recognition to Manasvi Reddy Pannala, in recognition and appreciation of her recent Bharathanatyam Arangetram (Indian Classical Dance Graduation). Mr. Kerr and Chief DeMarco attended the 3-hour solo performance, the culmination of her many years of dedication and training.

Police Officer Bill Quinn recited his Oath of Office, administered by Mr. Kerr. Officer Quinn is working on a Degree in Criminal Justice. He is a firefighter with the Glen Moore Fire Company.

Mr. Kerr, Corporal Gathercole and Police Officer Stiteler recognized the following citizens, organizations and supporters of this year's Upper Uwchlan Township Junior Police Academy:

Corporal Gathercole and Officer Stiteler, who coordinated and conducted the Academy;

Retired Detective Steve Dintino

Retired Detective Mark Cottom

World Martial Arts Academy – fitness training, self-defense

Wolfington Bus Co. – donated a bus for all field trips during the week

Steve Schwenk/Liberty Union Bar & Grill – donated food for the graduation celebration

Approval of Minutes

Mr. Goncharoff moved, seconded by Mr. Kerr, to approve as presented the minutes of the July 11, 2017 Conditional Use Hearing and the July 17, 2017 Board of Supervisors Meeting. The Motion carried unanimously.

Mr. Kerr announced that Mr. Donatelli was absent tonight due to a scheduling conflict with work.

Approval of Payments

Mr. Goncharoff moved, seconded by Mr. Kerr, to pay all vendors as listed August 16, 2017. The Motion carried unanimously.

Treasurer's Report

Shanna Lodge reported on Jill Bukata's behalf. The Township's Balance Sheet remains strong; year-to-date revenues are at 66.8% of the annual budget; year-to-date expenses are at 50.7% of the budget; and Earned Income Tax revenue is \$166,000 higher than at this time last year.

Supervisor's Report

Mr. Kerr read the following calendar: September 4, 2017 Office Closed – Labor Day; September 12, 2017 4:00 PM Board of Supervisors Workshop; September 18, 2017 7:00 PM Board of Supervisors Meeting, followed by Black Horse ELU (Jankowski) Conditional Use Hearing #2; Yard Waste Collection Dates: August 23, September 6, 13, 20, and 27.

Administration Reports

Township Engineer's Report

Dave Leh reported that a pre-construction meeting was recently held for the 270-290 Park Road project, known as "Townes at Chester Springs"; Toll Brothers will develop the residential portion of the Village at Byers Station (Parcel 5C, Lot 1) and Equus will develop the commercial lot. Equus might change how the access to the residential lots through the commercial lot, and this will only involve interior roadways. A meeting was held regarding the Jankowski Tract to discuss modification of the plan. The road configuration will be revised, there will be 55 single family homes, and the open space will remain intact.

Building and Codes Department Report

Al Gaspari reported that 78 building permits were issued last month, totaling \$60,308 in permit fees; the Commercial Fire and Safety Inspection Program has begun. Mark Highley, a third-party inspector, conducts the inspections of commercial properties on Tuesdays and Thursdays, and any items that need to be corrected will be re-inspected. The first home settlement at the Reserve at Chester Springs has occurred; the Sunoco Mariner 2 pipeline project is resuming; Windsor Baptist Church anticipates receiving the final Use & Occupancy of the renovated building on Park Road, for Christian Academy classrooms; 15 property owners were notified via U.S.P.S. of the updated floodplain map and Floodplain Ordinance adoption this evening.

Mr. Goncharoff asked how the Building Department was managing the number of increased permits. Mr. Gaspari said they're very busy but are managing and Kathi McGrath, the Department Administrative Assistant is doing a great job with scheduling and keeping everyone organized.

Police Chief's Report

Chief DeMarco reported the Department logged 1,006 calls last month. School starts next Monday -- watch out for the children and school buses.

Public Works Department Report

Mike Heckman reported that the Department completed the following Work Orders last month: 6 Municipal Authority; 117 PA-1-Calls; 28 general Public Works; 5 Parks; 22 Trash/Recycling. The Department is working at night to complete the road markings; Other activity includes curb inlets repaired for resurfacing; road milling is done; road paving started today; bids for pavement marking will be awarded this evening; the snow plowing bid is open at this time – we may not get many responses -- P.J. Reilly can't get enough drivers, and their new trucks aren't going to have the plows/salt spreaders. Mr. Goncharoff commented on the nice patches on Senn Drive.

Land Development

Paul Schmidt, representing the Forcines – who own 223 Fellowship Road was present to seek Minor Land Development Approval to erect a 50' x 150' pole building on the property to protect the owners' business equipment. The building will be erected on existing impervious cover, won't increase storm water, and won't impact existing lighting. The adjacent properties are the Route 100 Wastewater Treatment Plant and Fellowship Fields. P.J. Reilly is the existing building tenant. There are several light poles that will be repaired and the landscaping at the property entrance will be renovated as discussed with the Planning Commission, after Columbia Gas completes their maintenance work.

Mr. Kerr noted that the Planning Commission and the Township Engineer had no issues with the Plan. Mr. Kerr moved to approve the Land Development Plan with the requested waivers with a Condition that the entryway landscaping be enhanced. Mr. Goncharoff inquired how the landscaping would be enhanced. Mr. Schmidt mentioned cleaning up the fence and existing plants and adding low maintenance plants. The Supervisors requested the Applicant provide with their building permit a basic sketch of what they plan to do; the sketch to be reviewed by either Dave Leh or Bob Schoenberger, Planning Commission Chair. Mr. Goncharoff seconded the Motion and added the Applicant shall submit a sketch plan for the entrance landscaping. Mr. Kerr agreed with the Motion modification and the Motion carried unanimously.

ADMINISTRATION

2017 Pavement Marking Contract. Mike Heckman advised that two bids were received for pavement markings, which were opened and read August 9, 2017. The total of the low bidder is \$39,252.00, minimally over the budget for the contract. Mr. Heckman will adjust the scope of work to remain in budget and recommends awarding the contract to the low bidder, Alpha Space Control, at the individual, per item amounts as bid. Mr. Goncharoff moved, seconded by Mr. Kerr, to award the 2017 Pavement Marking Contract to Alpha Space Control, at the individual, per item amounts as bid. The Motion carried unanimously.

FEMA (Federal Emergency Management Agency) Floodplain Management Ordinance. Mr. Kerr advised that FEMA recently updated their floodplain maps and the Ordinance being considered codifies the process and procedures residents would follow should they consider any construction within a floodplain. It encourages appropriate construction practices to minimize future flood damage (material loss and financial loss), protect the water supply, and comply with federal and state regulations. This Ordinance is currently only applicable to approximately 20 properties in Upper Uwchlan Township, of which the majority are along the East Branch of the Brandywine Creek. Township staff and engineering consultants reviewed and revised the Ordinance over a number of months. Mr. Goncharoff moved, seconded by Mr. Kerr, to adopt Ordinance #2017-03, establishing requirements for new construction or development within area of Upper Uwchlan Township which are subject to flooding. The Motion carried unanimously.

Park Road Rights-of-Way Acceptance Resolution. Shanna Lodge explained that various rights-of-way (ROW) along Park Road were offered to the Township over the years by the Marsh Harbour/Bentley Developers, the Developer of Century Acres, and Subdivisions of S. Alan Dewees and Donald Tantala. The Township would like to formally accept those rights-of-way in preparation for the Park Road pedestrian trail construction. Mr. Goncharoff moved, seconded by Mr. Kerr, to adopt Resolution #08-21-17-12, accepting the Park Road Rights-of-Way as mentioned above. The Motion carried unanimously.

Open Session

Waynebrook Drive residents Mr. and Mrs. Tracy, S. Mohammad, H. Patel, P. Chitambare, Mr. and Mrs. Russell voiced concern with approval compliance by Levante at the Stables and the adverse impact the business is having on their properties and quality of life. Mr. Tracy read a prepared statement on behalf of himself and his neighbors regarding the number of vehicles in the overflow parking field, vehicle lights shining into their homes, noise, extended hours of operation. They were excited about the beer garden use but the reality is much greater than what was presented at the Hearing. They thanked the property owner for repairing and beautifying the property but ask that the operation of the business be held compliant with the Hearing testimony and approval. They were grateful the Township and the property owner had already responded to several issues and they were hopeful that would continue.

Mr. Kerr and Mr. Goncharoff remarked that they sympathized with the residents, and agreed that the business has proven to be very successful. It's a great, family-oriented atmosphere. They

requested Mr. Tracy forward a copy of the prepared statement, for their review and response, and they'll work to resolve the issues to everyone's satisfaction.

Adjournment

There being no further business to be brought before the Board, Mr. Kerr adjourned the meeting at 8:32 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary