



TOWNSHIP OF UPPER UWCHLAN  
BOARD OF SUPERVISORS  
REGULAR MEETING  
October 15, 2018  
7:00 p.m.  
**Approved**

**In Attendance:**

**Board of Supervisors**

Jamie W. Goncharoff, Chair  
Sandra M. D'Amico, Vice-Chair

**Township Administration**

Cary Vargo, Township Manager  
Shanna Lodge, Assistant Township Manager  
Gwen Jonik, Township Secretary  
Jill Bukata, Treasurer  
John DeMarco, Police Chief  
Al Gaspari, Codes Administrator  
Mike Heckman, Director of Public Works  
Dave Leh, P.E., Township Engineer

Mr. Goncharoff called the meeting to order at 7:02 p.m., led the Pledge of Allegiance, offered a moment of silence and asked if anyone planned to audio or video record the meeting. There were no responses. Mr. Goncharoff advised that Mr. Donatelli would not be in attendance this evening.

**Approval of Minutes**

Mrs. D'Amico moved, seconded by Mr. Goncharoff, to approve as presented the minutes of the September 11, 2018 Joint Boards & Commissions Workshop. The Motion carried unanimously.

Mrs. D'Amico moved, seconded by Mr. Goncharoff, to approve as presented the minutes of the September 17, 2018 Board of Supervisors Meeting. The Motion carried unanimously.

**Approval of Payments**

Mrs. D'Amico moved, seconded by Mr. Goncharoff, to approve payments to all vendors as listed October 11, 2018. The Motion carried unanimously.

**Treasurer's Report**

Jill Bukata reported that the Township's financial position remains strong, with year-to-date revenues at 79.9% of budget and expenses at 68.3% of budget; earned income tax revenue is \$62,000 less than this time last year but is expected to meet the budget.

**Supervisor's Report**

Mr. Goncharoff announced the following calendar: October 23, 2018, 6:30 PM Public Hearing – Vantage Point Retirement Living Inc. (Byers Station parcel 6C) Application; October 30, 2018 7:00 PM Zoning Hearing – Gillespie Application; November 13, 2018 4:00 PM Board of Supervisors/2019 Budget Workshop; November 19, 2018 7:00 PM Board of Supervisors Meeting; November 22-23, 2018 Office closed – Thanksgiving Holiday; Yard waste collections are scheduled for October 17 and 24, November 7 and 14. Use biodegradable bags. Do not use Township-provided toters or any plastic bags. Place materials curbside the night before to guarantee collection.

**Administrative Reports**

**Township Engineer's Report**

Dave Leh reported that the Planning Commission reviewed the amended PRD plan for Vantage Point Retirement Living (Byers Station Parcel 6C); and they've begun the site and storm water

management work for the Township building renovation / expansion project. The project will not disturb enough area to require an NPDES permit so the project will move forward much quicker.

#### Building and Codes Department Report

Al Gaspari reported that 55 building permits were issued last month, totaling \$47,345.00 in permit fees; a lot of permits for additions, pools and decks; the drinking fountain has been installed in the new village park and it will be winterized soon; CarSense built a new detailing shop and connected to public water and sewer.

#### Public Works Department Report

Mike Heckman reported that over the past month, the Department: received and completed 148 work orders; performed routine maintenance; removed mulch and old play structures from Hickory Park and assisted with relocating the electrical service to a safer avenue; is working on fill for the new Public Works pole barn; all road paving is done and the line striping will start soon; and new employee, Mike Esterlis, started today.

#### Police Chief's Report

Chief DeMarco reported there were 1,132 incidents over the past month; 82 traffic citations written; 13 reported crimes; 11 arrests; the electronic message sign on Dorlan Mill Road will be removed as it hasn't been sunny enough for the solar power to work.

#### Land Development

Jankowski Tract Preliminary/Final Subdivision-Land Development Plan. Adam Brower of E.B. Walsh, John Mostoller of Envision Land Use, and the Property Owners were in attendance. Mr. Brower reviewed the Subdivision-Land Development Plan to construct 55 single-family homes and extend Milford Road to Route 100 on the Jankowski Tract, the vacant parcel on the west side of Route 100 at the boundary with West Vincent Township. The Board had previously seen several iterations of the Plan during its conceptual phase and then the conditional use approval process. Mr. Brower advised that the Applicant would address all of the comments contained in the Consultants' review letters, including adding (3) more street lights to the Plan, at the intersections. He also reviewed their request for 2 additional waivers: to allow for 5 properties to be accessed from the cul-de-sac bulb as they've provided a large area to accommodate for snow removal activity; and a waiver from elongating the curves at the entrances -- they are going to be stop sign intersections and there is good visibility.

Mike Heckman questioned who was responsible for the maintenance of the 2 landscaped islands on the connector road. Mr. Brower advised that within the General Notes on the Plan it is stated that the Homeowners Association will maintain the 2 landscaped boulevard-style islands, one at each end of the Milford Road extension.

Mr. Goncharoff moved to approve the Preliminary/Final Land Development Plan for the Jankowski Tract with the following 10 conditions:

1. The Applicant shall adhere to all conditions and requirements set forth in the December 18, 2017 Conditional Use Decision & Order.
2. The plans shall be revised to address the consultants' comments raised in the September 11, 2018 Gilmore & Associates, Inc. review letter.
3. A waiver is hereby granted from Subdivision / Land Development Ordinance Section 162-33.J. to permit 5 lots to take access from a cul-de-sac.
4. The Applicant shall obtain a Highway Occupancy Permit from Pa-DOT for the proposed accesses to Pottstown Pike (SR 100).
5. The Applicant shall obtain all applicable permits from The Chester County Conservation District and Pa-DEP.

6. The Applicant shall provide verification of the recording of the associated West Vincent Township Subdivision Plans.
7. A Traffic Impact Fee shall be paid in the amount of \$142,374. The fee shall be paid prior to the issuance of the first building permit.
8. The plans shall be revised to address the lighting consultant's comments raised in the August 20, 2018 Stubbe Consulting LLC letter.
9. A waiver is hereby granted from Subdivision / Land Development Ordinance Section 162-29.C to permit non-compliance of the K-Values for the curves along Road A.
10. As stated in "General Notes" #6 on the Overall Title Plan, the landscaped islands are to be maintained by the Developer / Homeowners' Association.

Mrs. D'Amico asked if West Vincent Township had approved the Subdivision Plan for the parcel in that Township that was included in this Plan. West Vincent Township's Resolution of approval has been received by Upper Uwchlan Township.

The Motion carried unanimously.

#### ADMINISTRATION

Park Road Trail construction administration and inspection services. Cary Vargo explained that the Park Road reconstruction and trail installation project is out for bids. This project will extend the trail from Hickory Park to Marsh Creek State Park and improve the road between Moore Road and the State Park. Construction will begin Spring 2019 and the \$2.8M project is funded by a Federal Grant – the Congestion Mitigation and Air Quality (CMAQ) Program. The Township requires construction administration and inspection services – a Firm familiar with PennDOT's processes is a great advantage. McMahon Associates has quoted \$83,200.00 for these services. Mrs. D'Amico moved, seconded by Mr. Goncharoff, to authorize execution of the Contract by Mr. Vargo. The Motion carried unanimously.

Public Works salary adjustments. Cary Vargo explained that the Township conducted a survey with Public Works Departments in Chester County and Upper Uwchlan's were below the average salaries for the Foreman, skilled roadworker/mechanic and skilled roadworker/facilities positions. This is making it difficult to recruit and retain qualified employees. The Board had discussed the results during an Executive Session and determined salaries would be adjusted to be comparable. Mrs. D'Amico moved, seconded by Mr. Goncharoff, to increase the salaries (@ 3%) to the average salary reflected in the survey for the Foreman, skilled roadworker/mechanic and skilled roadworker/facilities positions. The Motion carried unanimously.

#### Open Session

Bob Fetter, Jr., made comments about the paving and landscaped islands installed on Pennsylvania Drive.

#### Adjournment

There being no further business to be brought before the Board, Mr. Goncharoff adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary