



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
REGULAR MEETING,
AMENDED PRD HEARING
July 15, 2019
7:00 p.m.
Approved

LOCATION: Temporary Township Administration Office
415 Eagleview Boulevard, Suite 116
Exton, PA 19341

In Attendance:

Board of Supervisors

Guy A. Donatelli, Chair
Sandra M. D'Amico, Vice-Chair
Jamie W. Goncharoff, Member

Township Administration

Cary B. Vargo, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen A. Jonik, Township Secretary
Jill Bukata, Township Treasurer
John DeMarco, Police Chief
Al Gaspari, Codes Administrator
Mike Heckman, Director of Public Works
Dave Leh, P.E., Gilmore & Associates
Sheila Fleming, ASLA, Brandywine Conservancy
Chris Williams, P.E., McMahon Associates

Tom Oeste, Esquire, Township Solicitor
Mark Hagerty, Court Reporter

Mr. Donatelli called the meeting to order at 7:02 p.m., led the Pledge of Allegiance, offered a moment of silence and asked if any attendees were recording the meeting. There were no responses.

Approval of Minutes

Mrs. D'Amico moved, seconded by Mr. Goncharoff, to approve as presented the minutes of the June 11, 2019 Conditional Use Hearings. The Motion carried unanimously.

Mrs. D'Amico moved, seconded by Mr. Goncharoff, to approve as presented the minutes of the June 17, 2019 Board of Supervisors Meeting. The Motion carried unanimously.

Approval of Payments

Mrs. D'Amico moved, seconded by Mr. Goncharoff, to approve the payments to all vendors as listed July 12, 2019. The Motion carried unanimously.

Treasurer's Report

Jill Bukata reported that the financial condition remains strong; year-to-date revenues are at 62% of the budget; year-to-date expenses are at 43.6% of the budget; earned income tax is at 59.6% of the budget and is \$250,000 ahead of this time last year.

Supervisor's Report

Mr. Donatelli announced that the Board held an Executive Session July 9, 2019 regarding personnel and legal matters, and noted the following published calendar: July 24, 2019 6:00 p.m. Conditional Use Hearing – Chester County/Struble Trail Extension; August 13, 2019 4:00 p.m. Board of Supervisors Workshop; August 13, 2019 6:00 p.m. Conditional Use Hearing – Windsor Baptist Church; August 13, 2019 7:00 p.m. Conditional Use Hearing – Profound Technologies;

August 19, 2019 7:00 p.m. Board of Supervisors Meeting; September 2, 2019 Office Closed ~ Labor Day (Trash/Recycling will not be collected September 2, it will be collected Township-wide Tuesday, September 3); yard waste collection dates July 24, August 7 and August 21, 2019.

Mr. Donatelli advised that the Township has received an Order granting our "Petition for Intention" in the Sunoco Pipeline matter before the PUC.

ADMINISTRATION REPORTS

Township Engineer's Report

Dave Leh reported that a revised alternate plan was submitted for Byers Station Parcel 5C Commercial Lot, proposing 27,000 SF commercial and 55 townhomes. These plans are under review by the consultants for discussion at the August Planning Commission meeting. The Jankowski Tract, which will be called "Chester Springs Crossing" received their NPDES permit from PaDEP and their highway occupancy permit from PennDOT.

Building and Codes Department Report

Al Gaspari reported that 70 building permits were issued last month, totaling \$43,304 in permit fees; the Upattinas condos developer has submitted a plan to construct 5 townhouses in the Manor house; a sound study of the FedEx facility is scheduled for the week of July 29. In answer to Supervisors' questions, Mr. Gaspari advised it will take a week to receive the results of the study, and the cost is @ \$5000/study.

Police Chief's Report

Chief DeMarco reported that there were 972 calls last month and the July 4 holiday was uneventful.

Public Works Department Report

Mike Heckman reported the Department received and completed 136 work orders, mowed all of the parks and Authority properties, completed sidewalk installation at 520 Milford Road for the temporary Police office; is working with the Authority to identify where rags are getting into the system and clogging the Eaglepointe wastewater treatment plant (WWTP); installed pipe at Meadowcreek WWTP; and is rebuilding storm water inlets for upcoming paving activity.

ADMINISTRATION

Police Department Interview Room Recording System. Cary Vargo summarized a \$21,478 proposal for a video/audio recording system for 2 rooms in the Police Department in the renovated township building. The Case Cracker System has been researched by the Police Department and is their recommendation. A video/audio recording system was included in the original bid specifications, however, was removed to provide opportunity for research and competitive pricing. Mr. Goncharoff moved, seconded by Mrs. D'Amico, to approve the purchase and installation of the Case Cracker System in the amount of \$21,478.00. The Motion carried unanimously.

Township Building Cabling. Cary Vargo presented proposals totaling \$47,100 for cabling the renovated township building for data for computers, phones, scanners, copiers, access management, etc. Staff, the Township's I.T. Firm and the project management team have worked to identify the needs in the renovated building. All offices and workstations will have a minimum of 2 data runs. The proposed costs include labor, materials and project management. Cabling was also included in the original bid specifications, was removed to provide the opportunity for more competitive pricing. Over \$100,000 is saved by doing the 2 items tonight and purchasing the emergency generator separately. Mr. Goncharoff moved, seconded by Mrs. D'Amico to approve the proposals for the cabling in the amount of \$47,100.00. The Motion carried unanimously.

2019 Pavement Marking Contract. Mike Heckman reported that 2 contractors submitted bids for the 2019 Contract, with the low bid by Alpha Space Control totaling \$45,787.50 if all of the work is

done by the contractor. The amount is higher than what was budgeted, and the Public Works Department usually does a portion of the markings themselves so the contract will be awarded at the individual line item prices. The price of paint has increased over the years and Mr. Heckman will raise the amount for this task in the 2020 Budget. Mr. Goncharoff moved, seconded by Mrs. D'Amico, to award the 2019 Pavement Marking Contract to Alpha Space Control at the individual, per line item amounts on their bid form. The Motion carried unanimously.

OPEN SESSION

Cary Vargo advised that the renovations of the township building are progressing, with demolition of the exterior nearing completion and footers would be poured this week. As with any renovation to a 25-year old building, a few minor issues were discovered but it hasn't greatly impacted construction costs or schedule.

Township Solicitor Tom Oeste reported that the Decision and Orders for the Eagle Retail Associates /Starbucks and the Gunner Properties/160 Park Road conditional use applications are not going to be decided tonight. The Decisions will most likely take place at the July 24, 2019 public meeting.

Adjournment

There being no further regular business to be brought before the Board, Mr. Donatelli adjourned The business meeting at 7:23 p.m. and announced a short recess would be taken to set up for a publicized Public Hearing.

PUBLIC HEARING – Vantage Point Retirement Living

Mr. Donatelli reconvened the evening at 7:29 p.m. and announced that tonight's Hearing is a continuation of Vantage Point's application that started with a Hearing December 17, 2018. Mr. Donatelli asked Solicitor Oeste to conduct the Hearing and Mark Hagerty, Court Reporter, recorded the proceedings. The following is a summary of the Hearing; the Court Reporter's transcript is the Official Record. The Application seeks approval to construct a senior living facility, "Fieldstone at Chester Springs", to include 100 rooms for a mixture of independent living, personal care and memory care, on the northeast corner of the Byers Road and Graphite Mine Road intersection.

Mr. Oeste added the following Board Exhibits into the Record:

- B-12 Series of letters granting extensions to hold the Hearing
- B-13 Proof of Publication of tonight's Hearing
- B-14 Affidavit of property posting
- B-15 Township Consultants' comments - Gilmore & Associates Letter dated July 9, 2019

Township Consultants Dave Leh, Sheila Fleming and Chris Williams were present.

Alyson Zarro, Esquire, distributed Applicant's Exhibits A-11 through A-16 and advised that the proposed building and amenities are basically the same except that the driveway to provide access for the Butler House / EPC LLC has been shifted slightly onto Parcel 6C. The Applicant worked with the Historic Commission and addressed some of their comments.

Greg Stevens of Vantage Point Retirement Living provided testimony regarding easement rights, the color and architectural design features – rooflines, entry portico -- signage, landscaping, and the loading dock area. Joe Russella of D.L. Howell provided testimony regarding the driveway, trail, landscaping plan and advised they can address all comments in the July 9 Consultants' letter. Guy DiMartino of TPD provided testimony regarding traffic – traffic counts, service at the Byers Road / Graphite Mine Road intersection, turning lanes, deceleration lanes, etc.

Mike Robinson, adjacent property owner to Byers Station Parcel 6C (EPC LLC) advised that there are utility poles on the existing driveway that no longer serve his property and can be removed.

There being no further testimony, Mr. Oeste closed the Record at 9:12 p.m. and adjourned the Hearing at 9:13 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary