



Upper Uwchlan Township  
JOINT BOARDS & COMMISSIONS WORKSHOP

April 13, 2021

4:00 p.m.

Minutes

Approved

LOCATION: This was a virtual Workshop, held via Zoom video/audio conferencing. The meeting's Public Notice instructed those interested in participating in the meeting to email or call the Township Manager for the link and password to join in the meeting.

In attendance:

Sandy D'Amico, Chair  
Jamie Goncharoff, Vice-Chair  
Jenn Baxter, Member  
Tony Scheivert, Township Manager  
Shanna Lodge, Assistant Township Mgr.  
Gwen Jonik, Township Secretary  
Jill Bukata, Township Treasurer  
John DeMarco, Police Chief  
Rhys Lloyd, Building Code Official  
Kristin Camp, Esq., Township Solicitor  
Dave Leh, Township Engineer  
Sheila Fleming, Township Planner

Sushila Subramanian, Park & Rec Board Chair  
Cathy Tomlinson, Park & Rec Board Vice-Chair  
Sally Winterton, Planning Commission Vice-Chair  
Jim Greaney, Zoning Hearing Board Chair  
Matt Brown, Authority Administrator  
Bob Watts, Authority Chair  
Byron Nickerson, Chair, Emergency Management  
Planning Commission  
Jordan Staub, Historical Commission Vice-Chair  
David Schlott, Jr., Township Wastewater Engineer  
Chris Williams, Township Traffic Engineer

Sandy D'Amico noted that Bob Schoenberger, long-time resident and Planning Commission member, passed away yesterday. She called the Joint Boards & Commissions Workshop to order at 4:04 PM, led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the Workshop. There were 6 citizens in attendance.

Sandy D'Amico announced that an Executive Session was held March 15, 2021 regarding legal and personnel matters.

Dewees Minor Subdivision Plan – Introduction

Dave Leh provided a summary of the minor subdivision plan for 363 Byers Road, proposing dividing an 11+ acre parcel into a 1+ acre residential lot including the existing house and a 10+ acre lot for agricultural use. Jim Dewees added that the 1+ residential parcel is under agreement for sale and the agricultural lot will remain open space, no development or improvement. They are requesting waivers to not provide a traffic impact study, conservation plan, etc. as this is a minor, uncomplicated subdivision. Kristin Camp, Esq., advised that she reviewed the Plan and would add conditions regarding easement agreements for the shared driveway and the replacement septic field, to be recorded with the Plan. They will seek approval of the Plan at the Board's April 19, 2021 meeting.

Upland Farms – Barn Improvements, Public Water/Sewer Connection Contracts – bid results

Tony Scheivert advised that bids had been received for the prime contracts to affect improvements to the barn at Upland Farms and provide public water and sanitary sewer service to the barn and farmhouse. The improvements include changes to the front doors for ADA compliance, renovation of the lower level for classrooms and restrooms, sprinkler system,

masonry work on the exterior, a new electrical system, interior staircase to the upper level. Improving the upper floor includes restrooms, framing doors and windows. The low bids for the general contracts are as follows: General Contractor \$955,000 by Uhrig Construction; Plumbing \$172,300 and Mechanical \$48,950 by West Chester Mechanical; Electrical \$190,700 by Electric-Tech Fire Suppression \$77,400 by Anchor Fire Protection and Public Water/Sanitary Sewer Connections \$230,010 by Fidelity Contracting.

Alternate items bid pricing included: 1. scenic porch \$71,725; 2. concrete patio \$19,000; 3. interior insulation \$62,000; 4. Unisex bathroom \$22,855; 5. Kitchen, closet, storage, etc. \$218,195; 6. New metal roof \$94,000; 7. Lower-level East office \$112,780.

Discussion included: the scenic porch is a crown jewel and would provide shade for the classrooms downstairs; residents who don't want to rent the barn could use the scenic porch shade for their programs; the porch is 9.5' x 50' - it will handle a lot of people; the porch would be an emergency exit for the upper floor; seek input from Boards and Commissions regarding the phased construction efforts; DARC would use the building and property for a variety of their programs; decide what uses are preferred now and those for the future; overall occupancy is 130-162; is there adequate parking – 48 spaces now; perhaps overflow on Darrell Drive; relocate dumpster and provide more parking; these bids are valid until April 24; construction materials costs are on the rise; will no kitchen affect the usefulness or rentability?; restrooms for both floors is favored now; over the years, the vision for the barn and property was for educational and environmentally friendly uses, with the nearby public and private schools; recommend inside improvements at this time, including a few of the alternates and determine a Phase 2 for the rest; a playground for little kids was suggested; use the existing driveway for additional parking; the house needs repairs.

#### Boards and Commissions Updates

##### Emergency Management Planning Commission (EMPC)

Cathy Tomlinson reported that the EMPC will hold their meeting at Lionville Fire Company to see the new firetruck, which was purchased with Upper Uwchlan's monetary help; Jamie Goncharoff added that the EMPC is thriving and energetic and they appreciate the attendance by County EMS liaison Tony Przychodzien; and Tony Scheivert added he recently met with representatives of Glen Moore who will be buying a new truck in the near future, and East Brandywine Fire Company is renovating their Station.

##### Historical Commission (HC)

Jordan Staub, Vice-Chair, reported that the HC's mission is to protect and preserve historic buildings and items. Over the last few months, the HC has transitioned from Brett Hand's leadership to Vivian McCardell's, and the HC thanks Brett for his service. They are making connections with the County Historical Society and East Brandywine's Society, going through the Township's historic resource list and editing it for the County Atlas, looking to digitize property files and records. Jamie Goncharoff suggested displaying some artifacts and such in the renovated Upland Farms barn. Jordan added they hope to have interactive presentations in the Upland Farms house/museum.

##### Municipal Authority

Bob Watts, Chair, noted the Route 100 wastewater treatment facility (WWTF) can treat more than we need but we need more land for disposal. Matt Brown advised the Authority started looking 3 years ago and found 5 sizable parcels, all outside the Township. We might pursue one of the properties in West Vincent Township. Phase 3 of the Route 100 WWTF is coming up in 2022, for committed projects within the Route 100 area. A draft of the updated Township-wide Act 537 Plan, the roadmap for the next 20 years' sewer service, was presented to the Authority in March. After members have provided their comments, it will go to the Township and

County Planning Commissions. The Byers Road extension project is being awarded later this month. The Milford Farms extension will be bid this summer for construction in the fall. The Meadow Creek system will be extended to flow to the Greenridge WWTF, then add the Meadow Creek Lane residents impacted by the Sunoco pipeline; hope to bid in the fall and construct this winter.

Barry Dilibero questioned sewer service on Route 100 south of Byers Road. Matt Brown will contact him.

#### Park & Recreation Board

Sushila Subramanian, Chair, thanked Shanna Lodge for her previous assistance as Staff liaison, which is now Tony Scheivert. Activities this past year were adjusted due to Covid – the fireworks were held the Saturday after Thanksgiving as the Block Party was cancelled, and that timing will be repeated this year as well; the Easter Bunny parade via fire truck instead of the egg hunt; Hickory Park is busy; DARC is offering summer camps; keep working on trail connections; thinking about a bird watching program at Upland Farms, and rock sculptures. Jamie Goncharoff asked about a cricket field. Sushila noted it's been discussed but there's not enough room at the parks.

#### Planning Commission (PC)

Gwen Jonik reported that there are 5 residents interested in the PC vacancy, and as Sandy D'Amico noted earlier, current Chairman Bob Schoenberger passed away yesterday. The Commission will be working on updating the Village Concept Plan (2010) and Village Design Guidelines (2011).

#### Zoning Hearing Board (ZHB)

Jim Greaney reported the ZHB held a hearing for single-student music lessons in a private residence; there were 2 ZHB members in attendance, which was a quorum for the hearing, but they postponed their annual reorganization until the next hearing.

#### Disposition of Township Property

Gwen Jonik advised that the Public Works Department has 2 mowers to offer for sale. The equipment met the replacement schedule for age and/or hours in service. Jamie Goncharoff moved, seconded by Jenn Baxter, to authorize advertisement of the equipment for sale. The motion carried unanimously.

#### Open Session

Jamie Goncharoff commented that he's attending a cable franchising seminar through the State Association (PSATS), he'll follow up afterward with the Cohen Group regarding the franchise fee, and report back to the Board. He also commented that with the township finances being in good shape, we could look for ways to give back to the residents, perhaps a greater discount for the trash bill or no franchise fee.

#### Adjournment

There being no further business to be brought before the Board, Sandy D'Amico adjourned the Workshop at 6:07 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary