



Upper Uwchlan Township  
Board of Supervisors  
Joint Boards and Commissions Workshop  
September 14, 2021  
4:00 PM  
Minutes  
**Approved**

Attendees:

Sandy D'Amico, Board of Supervisors Chair  
Jamie Goncharoff, Board of Supervisors Vice-Chair  
Jenn Baxter, Township Supervisor  
Tony Scheivert, Township Manager  
Shanna Lodge, Assistant Township Manager  
John DeMarco, Police Chief  
Rhys Lloyd, Building Code Official  
Anthony Campbell, Zoning Officer  
Sheila Fleming, Township Planner  
Dave Leh, Township Engineer

Sally Winterton, Planning Commission Chair  
Joe Stoyack, Planning Commission Vice-Chair  
Byron Nickerson, Emergency Management Planning Commission  
Vivian McCardell, Historical Commission Chair (by phone)  
Bob Watts, Municipal Authority Chair  
Matt Brown, Municipal Authority Administrator  
Sushila Subramanian, Park & Rec Board Chair  
Catherine Tomlinson, Park & Rec Board Vice-Chair  
Jim Greaney, Zoning Hearing Board Chair

The Workshop was held in person, at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425.

Sandy D'Amico called the Workshop to order at 4:00 pm, led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the meeting.

Township Manager's Report

Mr. Scheivert reported that Upland Farm Barn renovations are moving along well – new bathrooms, classroom space, and event space are included in the design. The team is hopeful for a completion date at the end of October. Township paving projects are wrapped up for the year. Mr. Scheivert listed the roads which were paved. Regarding pipelines, the Mariner East 2 reroute is still awaiting DEP approval. TC Energy is conducting maintenance in front of St. Elizabeth's Church and the trail in that area is currently closed. Rhys Lloyd reported that the work could be completed by end of October. Mr. Scheivert noted that three basin retrofits are underway - at Upland Farm Park, Heather Hill Road, and Aubrey Circle - and designs should be before the Board in the next month or so. An application has been submitted by Toll Brothers for 100 Greenridge Road. The hearing for this application is expected to be held at Pickering Valley Elementary School, as the crowd is expected to be large.

Board and Commission Updates

*Planning Commission Update*

Sally Winterton, Chair, offered an update. The Planning Commission has been looking at projects which will be coming before the Board. These include ordinances related to outdoor dining, parking in the Village, and redevelopment in the Village as buildings change owner and use. Joe Stoyack added that the Planning Commission is also working on the process of updating the Comprehensive Plan. The Commission will be reaching out to other Boards and Commissions for input, as well as residents and other stakeholders. Requests for funding for consultants will need to be sent to the Township Manager by November 1, 2021. In 2022, plans and reports will be developed with a goal to draft the Plan in 2023 and finalize it in 2024. Act 537 plan input from Municipal Authority is expected, and the Park and Rec Board and Historical Commission will also need to update their various plans/portions of the

plan. The Planning Commission will meet with Sheila Fleming and the Township Manager this week to begin to move the Comprehensive Plan forward.

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

Byron Nickerson, EMC and EMPC Chair, offered an update. The EMPC has been looking at funding requests from emergency response agencies and has received new dam reports. The EMPC is considering changing the date of the EMPC meetings to avoid holidays. A major initiative of the Commission is emergency preparedness and awareness, and awareness education items are included in Township newsletters.

Mr. Nickerson presented the results of a study to identify alternative access/egress routes for Park Road west of Moore Road. The study was begun at the request of an inquiring Heron Hill resident. Residents of Heron Hill and Marsh Harbour would be affected by any incident on Park Road west of Moore Road and require alternative egress. A high-level analysis which included emergency response agencies, the inquiring resident, a potentially affected property owner, and Township staff was conducted. Results of the study showed limited options due to several factors (water, slopes, wetlands, etc.) and identified three potential alternatives. Mr. Nickerson described the current condition scenario: There is a very high level of preparedness for events and a low threat level. Alternative routes are not owned by the Township. Alternative 1: Route through Heron Hill property, wetlands, and former Shea Farm property. Geographic constraints and pipeline location make this alternative not feasible. Alternative 2: Through Marsh Harbour to Twin Pines Road via Whistling Swan Lane. Alternative 3: Through Marsh Harbour to Twin Pines Road via Driftwood Lane. Alternative 3 is recommended by EMPC due to its distance from pipelines and topography. Mr. Nickerson ran through other considerations including the level of need and probability of incidents. An all-weather path for pedestrians and small vehicles is probably most needed/feasible if an egress is to be developed. The Board of Supervisors would need to approve funding for further evaluation, including engineering and environmental study. Mr. Nickerson mentioned the potential for state and federal funding, as well as the impact on state park visitors.

Several residents of the area provided comments as follows.

Bruce Korn of Twin Pines Road inquired about how many incidents requiring evacuation have happened in the last 20 years. Chief John DeMarco talked about local site emergencies, incidents involving sheltering in place, but noted he could not recall anything significant in the Township that would have lasted more than 4-6 hours. He mentioned that in 1987, there was a fuel line rupture on Little Conestoga Road. Mr. Korn inquired the wisdom for spending funds on this if the likelihood of a mass evacuation is small. Mr. Scheivert noted the possibility of a downed tree in wires during a storm. Ms. D'Amico noted that some residents may perceive that the Township is not prepared, which may not be the case, and this might be a call for better communication about the Township's preparedness. She further noted that there may be other areas of the Township with "dead ends" that could also be explored in due diligence, even as a preparedness exercise whether additional action is taken or not, as this area was.

Jason Gosselin of Twin Pines Road would be affected by Alternative 2. He agreed with Mr. Korn that formally establishing an egress may not be necessary and inquired whether a formal arrangement would even be needed for an option as non-obtrusive as a footpath. He suggested that residents and the Township can be nimble enough to adapt in an emergency. Mrs. D'Amico noted that this research has offered us options heretofore unknown before the study. Mr. Nickerson suggested that impact might be as simple as gravel path.

Greg Warner of Twin Pines Road inquired about extending the footpaths within Marsh Creek State Park to the other side of the Lake. He further inquired if the potential scenarios described by Chief DeMarco would warrant the impact on the Twin Pines neighborhood and suggested an installed pathway could lead to cut throughs of the neighborhood in non-emergency situations.

Jim Greaney of Rabbit Run Lane inquired about the number of residents in the affected area. Chief DeMarco, Mr. Lloyd, and Matt Brown collectively estimated about 600-700 residents in the neighborhoods.

Mr. Warner asked about the latest updates to the pipeline risk assessments, and whether they considered the current neighborhoods in the area. Chief DeMarco offered that the Emergency Management Plan is designed for both man-made and natural disasters and that re-assessment is conducted on a regular basis. Mr. Warner asked specifically about the pipeline companies' safety control measures. Ms. D'Amico noted that the Township does not have oversight on pipeline locations or management. Mr. Nickerson stated that he is a member of the Chester County Pipeline Safety Advisory Board and could follow up with this organization. Mr. Scheivert advised that he will also follow up with any publicly available plans.

Jamie Goncharoff discussed risks and preparation for the various hazards that could affect Upper Uwchlan, including the Limerick Power Plant. He reiterated that the EMPC focuses on an all-hazards approach. He noted that the EMPC, in this case, has worked to explore viable options for egress from west Park Road and outlined next steps: Mr. Goncharoff noted that only one Alternative has proved to be reasonable. If the Township is looking to further evaluate Alternative 3, the Board of Supervisors would authorize and fund the EMPC to explore Alternative 3 only. He advised that the impact of this Alternative is small – perhaps just two property owners – and would not be a great cost to explore further. If, in the end, the engineering is feasible and the property owners agreeable, it would not have been a great cost for a potentially very impactful result in the case of an emergency. Mr. Stoyack noted that an easement would be required in the situation described. Mr. Goncharoff acknowledged this, and further noted that condemnation would also be an option, though he doubted this would be necessary. He noted that easements are for defined purposes, in this case, for limited access during emergencies.

Jeff Churchvara of Twin Pines Road spoke and noted that his property would be affected by Alternative 3. He stated that the EMPC has done a good job communicating both need and risk and offered help to advise what would mitigate the impact to the Twin Pines neighborhood.

#### *Historical Commission (HC) Update*

Vivian McCardell, Chair, offered an update via phone. The Historical Commission has recently reviewed two conditional use applications, including the application related to the Moore Barn and the Toll Brothers Greenridge Road. The Historical Commission has also coordinated with Mr. Scheivert on upgrades to Upland Farm. The corn crib has been restored; Ms. McCardell noted she hopes it lasts for another 100 years. The spring house on the property is under evaluation for restoration as well. The Commission is hopeful that structural improvements to the Farmhouse can be completed soon so that access to their archives and storage can be resumed. The Commission is coordinating with Chester County Park Department and other agencies for an education event on October 24 from 1-4 PM along the Struble Trail, where the HC will staff an education station about the Dorlan Mill. An atlas of historic resources is being developed with the Chester County Planning Commission. The Commission continues work on digitizing historic records.

### *Municipal Authority Update*

Bob Watts, Chair, and Matt Brown, Authority Administrator were in attendance on behalf of the Municipal Authority. Mr. Brown reported that the Authority continues to look for additional land for disposal, as capacity for treatment outweighs disposal capacity.

An update to the Act 537 Plan has been submitted to Township and Chester County Planning Commissions and comments have been received from both. Representatives of the Authority will attend the Township Planning Commission meeting in October. The Authority is still awaiting comments from Chester County Health Department on the Act 537 Plan.

Regarding construction projects, Mr. Brown reported the following: Construction is underway along Byers Road for the Phase III Collection System Improvements; approximately \$450,000 (a 50% grant) will cover that construction cost. Planning for the Milford Farms project is underway; the Authority hopes to bid the project in the fall and start construction in the spring. A treatment plant extension at Greenridge, which requires more time to design, is needed before the Meadow Creek expansion can be put out to bid. Therefore, bidding for the project is expected in early spring 2022. He noted that for the Meadow Creek project, the treatment plant must be expanded before homes can be connected. Mr. Goncharoff inquired about an estimated Meadow Creek completion date. Mr. Brown estimated that the treatment plant expansion should take about 6 months and noted that the install of mains could happen concurrently. Therefore, homes could be connected as early as fall 2022. He advised that delays right now are for largely for materials.

Jenn Baxter inquired about Walter Court. Mr. Brown reported that Walter Court is in the Act 537 Plan; there are failing septic systems in the area. The cost to connect those 6 homes is about \$100,000. He noted that issues with organic overload (overuse of garbage disposals) at the Lakeridge Plant have been mitigated. This project is not a high priority due to the small number of impacted homes. However, if systems fail, the Authority will work with homeowners to develop temporary solutions until the main is installed. Mr. Brown estimated about a three-to-five-year horizon for that project. Ms. D'Amico advised that we could reiterate proper garbage disposal use in Township outreach.

### *Park and Recreation Board Update*

Sushila Subramanian, Chair, provided an update. She thanked the Police Department for partnering with Park and Rec on the events this year. In particular, the Police have helped at the summer Movies in the Park events. About 50-75 people have been at each movie event. One final movie night will be held on September 24. Ms. Subramanian reported that facilities issues have been fixed quickly by Township staff, and that the upgraded basketball courts have been getting good use. Mr. Scheivert is exploring lighting for the courts and other facilities at Hickory Park. Ms. Subramanian noted that the Park and Recreation Board is pleased with the Upland Farms improvements underway. She reported that she recently visited Marshall Square Park and was impressed with their education and historical signage and other park features. Of note were dead trees that were carved and preserved artistically. Ms. Subramanian suggested that a plaque commemorating the age of the Farmhouse would be interesting to park visitors. Regarding trails, Ms. Subramanian reported that the Park and Recreation Board supports expanding walking and biking trails and installing maps along trail routes. Chief DeMarco advised he would pass along the comments of thanks to the officers. Ms. Lodge noted the next Police and Park and Recreation Board joint effort will be a Trunk-or-Treat event at Hickory Park on October 30.

#### *Technology Advisory Board*

Mr. Scheivert noted that the Technology Advisory Board is working on a project right now to explore options to make the Schoolhouse work for hybrid meetings. The Technology Advisory Board will evaluate options that the staff are gathering from several companies including Profound Technologies.

#### *Zoning Hearing Board (ZHB)*

Jim Greaney, Chair, offered an update. There has been no activity since the last meeting, but the Supervisors did appoint Joe Ceribelli as alternate, so the Zoning Hearing Board is now fully staffed.

#### Open Session

Jim Greaney inquired when will Font Road be paved. Mr. Scheivert noted that the road will be torn up for sewer work, and therefore it was delayed for efficiency and cost savings. Mr. Brown noted that final restoration is expected sometime in 2022.

Joanne McNaughton of Moore Road asked to read a letter into the record. She is moving out of the Township and expressed her frustrations with Township operations related to her property during her time as a resident. She concluded by stating that the responsibility of the Township is to secure the health, happiness, and fortunes of the citizens.

#### Adjournment

There being no further business to be brought before the Board, Ms. D'Amico adjourned the Workshop at 5:39 p.m.

Respectfully submitted,

Shanna Lodge  
Assistant Township Manager