



TOWNSHIP OF UPPER UWCHLAN  
BOARD OF SUPERVISORS MEETING,  
INTERMUNICIPAL LIQUOR LICENSE HEARING

January 17, 2023

6:00 p.m.

**Approved**

Attending:

Board of Supervisors

Sandra M. D'Amico, Member  
Jennifer F. Baxter, Member  
Andrew P. Durkin, Member

Tom Oeste, Esq., Township Solicitor  
Tom Corcoran, Court Reporter

Township Administration

Tony Scheivert, Township Manager  
Gwen Jonik, Township Secretary  
Jill Bukata, Township Treasurer  
Lindsay Yeager, Asst. to the Township Manager  
Rhys Lloyd, Director of Code Enforcement  
Anthony Campbell, Zoning Officer  
Dave Leh, P.E., Township Engineer

The January 17, 2023 Board of Supervisors Meeting and Intermunicipal Liquor License Hearing was held at the Barn at Upland Farm, 301 Pottstown Pike, Chester Springs PA 19425.

Mrs. D'Amico called the evening to order at 6:00 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the meeting. There were 12 citizens in attendance.

Mrs. D'Amico asked Tom Oeste, Esq., to conduct the Intermunicipal Liquor License Transfer Hearing. Mr. Oeste explained the Board will hear testimony regarding "The Stables Two Point OH, LLC's" request to transfer a liquor license (#R-18386) from Red Star Craft House LLC in West Whiteland Township for a new restaurant at 160 Park Road, "The Stables". The request was made in a December 28, 2022 letter. Tom Corcoran, Court Reporter, recorded the Hearing. His transcript is the formal record of the Hearing. An informal summary follows. Mr. Oeste entered the following Board Exhibits into the Record:

B1 – December 28, 2022 Letter of Application

B2 – Proof of Publication in the *Daily Local News* January 3 and January 10, 2023

Greg Szallar, Esq., Jennifer Backhus and Craig Hannum, owners of The Stables, and David Backhus were in attendance requesting support of the liquor license transfer. The Stables will offer a variety of food for dine in and take out, signature cocktails, wine, craft beers, inside and outside seating, 7 days a week, all restaurant employees will be "RAMP" trained, and they plan to open summer 2023. Following testimony and answering the Board's questions, Mr. Oeste closed the Record and the Hearing.

Mrs. Baxter moved, seconded by Mr. Durkin, to adopt **Resolution #01-17-23-01** supporting the transfer of Liquor License R-18386 to The Stables as may be approved by the Pennsylvania Liquor Control Board. The motion carried unanimously.

Approval of Minutes

Mrs. Baxter moved, seconded by Mr. Durkin, to approve as presented the minutes of the December 19, 2022 Board of Supervisors Meeting and the January 3, 2023 Board of Supervisors Annual Organization Meeting. The motion carried unanimously.

### Approval of Payments

Mrs. Baxter moved, seconded by Mr. Durkin, to approve the payments to all vendors as listed January 12, 2023. The motion carried unanimously.

### Treasurer's Report

Jill Bukata reported that the balance sheet remains strong; year-to-date (December 31, 2022) revenues were at 106.9% of the budget; year-to-date expenses were at 92.4% of the budget; earned income tax revenues totaled \$4,719,097, which was \$674,857 over the amount budgeted for 2022.

### Supervisor's Report

Mrs. D'Amico read the published calendar: February 14, 2023 4:00 p.m. Board of Supervisors Workshop; February 20, 2023 Township Office Closed ~ Presidents' Day ~ trash/recycling will be collected; February 21, 2023 (Tuesday) 7:00 p.m. Board of Supervisors Meeting.; yard waste collection dates: February 1 (last Christmas tree collection), February 15, March 1, March 15.

### Administrative Reports

#### Township Engineer's Report

Dave Leh reported that a petition to re-zone a portion of 500 Pottstown Pike from LI Limited Industrial to C3 Highway Commercial has been received; a land development plan has been received for a building addition to Eagle Animal Hospital; the County has submitted revised conditional use/land development plans to extend the Struble Trail to Marsh Creek State Park. The revised plans show that the trail is moved a little farther away from the Shryock property.

#### Building and Codes Department Report

Rhys Lloyd reported that 47 building permits were issued in December, totaling \$22,295 in permit fees; total 2022, 799 building permits were issued, totaling \$584,614.91 in permit fees. In December, the Department conducted 141 scheduled inspections; there were 7 re-sales; 11 new houses settled.

#### Police Chief's Report

Chief Jones reported there were 1,095 incidents in December, including 156 vehicle stops; the Blue Beards for Charity fundraiser gained over \$2,400 from Upper Uwchlan Police Officers; the safety tip for the month is to prepare your vehicle for cold weather – check AAA's website for good information.

#### Public Works Department Report

Tony Scheivert reported that the Department received and completed 109 work orders in December, fixed a broken pipe at the Barn at Upland Farm, trimmed trees, replaced signs throughout the Township.

#### Land Development

Architectural Plan Review – Prosperity Property Investments LLC (Byers Station Parcel 5C Lot 2B Commercial). Tom Oeste, Esq., explained that in the Byers Station Parcel 5C Lot 2B PRD Amendment Decision & Order, Condition #4 required the Township's review of the building architecture. Mrs. Baxter had reviewed the renderings by JAM Architecture and they tried to make the architecture sensitive to the Village as the day care building is longer than what is typical in the Village. For the façade along Route 100, they modified some of the building materials, as well as the proportions of the roof lines, to balance with the Village. They came to a compromise and the design was included in the packet – "Lot 2B Celebree School PR2.1: Proposed Building Elevations" dated 10.31.2022. Therefore, Condition #4 has been met.

## ADMINISTRATION

Tony Scheivert introduced a Resolution which would authorize him to sign documents related to a County Grant program for improvements at Hickory Park. Mrs. Baxter moved, seconded by Mr. Durkin, to adopt **Resolution #01-17-23-02**, authorizing Tony Scheivert to sign documents related to the Chester County Municipal Grant Program. The motion carried unanimously.

Gwen Jonik introduced a Resolution that would approve the disposition of municipal records according to the State's Historical and Museum Commission's manual. The Resolution lists the records that may be disposed at this time as the required timeframe for retention has passed. Mrs. Baxter moved, seconded by Mr. Durkin, to adopt **Resolution #01-17-23-03** which states we intend to follow the schedules and procedures for disposition of records set forth in the Municipal Records Manual. The motion carried unanimously.

Disposition of Property ~ Approve Sales. Gwen Jonik advised that 2 police vehicles had been posted for sale via Municipibid, an electronic auction, and requested the Board approve the sales to the high bidders as follows:

2013 Ford Explorer Interceptor SUV (VIN # 1FM5K8AR5DGB63778) at the high bid of \$6,700.00  
2015 Ford Explorer Interceptor SUV (VIN # 1FM5K8AR1FGB75526) at the high bid of \$7,200.00.

Mrs. Baxter moved, seconded by Mr. Durkin, to approve the sales to the high bidders. The motion carried unanimously.

Barn at Upland Farm Heating-Air Conditioning Upgrade. Tony Scheivert advised that the Board would like the HVAC system upgraded in the Barn. The current heating system is very loud and there is no air conditioning. The upgrade was put out for bids and we received 3: West Chester Mechanical \$215,000.00; Hirschberg Mechanical \$243,000.00; and LGB Mechanical \$465,000.00. The bids were reviewed and it was determined that West Chester Mechanical, the lowest responsible bidder, should be awarded the contract at \$215,000. Mrs. Baxter moved, seconded by Mr. Durkin, to award the Contract to West Chester Mechanical at \$215,000 to upgrade the heating system and add air conditioning to the Barn at Upland Farm, as bid. Mrs. Baxter commented that she'd like to attend the pre-construction meeting to ensure the architectural details are reviewed. The motion carried unanimously.

## Open Session

Vince McVeigh questioned if future Board meetings would be held at the Barn. Board meetings will continue to be held at the Township Building on a regular basis.

## Recess

A recess was taken at 6:35 p.m. until the advertised 7:00 p.m. Police Department Promotions and Oath of Office Administration.

Mrs. D'Amico reconvened the evening at 7:00 p.m. and thanked everyone for coming to this joyous event -- there were approximately 141 family members, friends and neighbors in attendance.

Mrs. D'Amico introduced Judge Gregory Hines, who would administer the Oath of Office for each Officer being promoted.

Kathy Jones, Chaplain of the Aston Police Department, offered a prayer for police and all emergency responders.

Tony Scheivert presented Chris Bright with his retirement credentials. He had retired as a Sergeant from the Upper Uwchlan Police Department in January 2015 following 16+ years with the Department.

Officer Adam Pozza, who has been with the Department for over 12 years, was promoted to the rank of Corporal. Judge Hines administered Corporal Pozza's Oath of Office.

Corporal Joe Carr, who has been with the Department for over 25 years, was promoted to Lieutenant. Judge Hines administered Lieutenant Carr's Oath of Office.

Lieutenant / Interim Chief Tom Jones, who has been with the Department over 31 years, was promoted to Chief. Judge Hines administered Chief Jones's Oath of Office. Chief Jones thanked his family and everyone in law enforcement and emergency services for their support.

Adjournment

There being no further business to be brought before the Board, Mrs. D'Amico adjourned the Meeting at 7:23 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary