



TOWNSHIP OF UPPER UWCHLAN  
BOARD OF SUPERVISORS MEETING

April 22, 2024

7:00 p.m.

Approved

Attending:

Board of Supervisors

Jennifer F. Baxter, Chair

Andrew P. Durkin, Vice-Chair

Sandra M. D'Amico, Member

Township Administration

Tony Scheivert, Township Manager

Gwen Jonik, Township Secretary

Rhys Lloyd, Director of Code Enforcement

Anthony Campbell, Zoning Officer

Steve Poley, Assistant Director of Public Works

Kristin Roth, Public Works Administrative Assistant

Tom Jones, Police Chief

Joe Carr, Police Lieutenant

Dave Leh, Township Engineer

Kristin Camp, Esq., Township Solicitor

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

Mrs. Baxter called the evening to order at 7:00 p.m., led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the meeting. There were 8 citizens in attendance.

Approval of Minutes

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve as presented the minutes of the March 12, 2024 Board of Supervisors Workshop and the March 18, 2024 Board of Supervisors Meeting. The motion carried unanimously.

Approval of Payments

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve the payments to all vendors listed April 18, 2024. The motion carried unanimously.

Treasurer's Report

Mr. Scheivert reported that we are 25.0% through the year; year-to-date revenues are at 28.0% of the budget; year-to-date expenses are at 20.6% of the budget; year-to-date earned income tax revenues are slightly lower than this time last year.

Supervisor's Report

Pam Shauger, a Henrietta Hankin Library representative, highlighted the summer reading program, a challenge to 'adventure' out of the reader's comfort zone, the local author's showcase (Read Local!) and many other events and activities - their calendar is very full! There are 18 libraries in the Chester County Library System.

There was no police liaison report.

Mrs. Baxter read the following published calendar: April 24, 2024 7:00 p.m. Zoning Hearing for Keystone Outdoor Advertising; May 12, 2024 4:30 p.m. Live Music Summer Concert #1 at Upland Farm Park; May 14, 2024 4:00 p.m. Board of Supervisors Workshop; May 14, 2024 5:30 p.m. Conditional Use Hearing for Rockhill Real Estate Enterprises re: 500 Pottstown Pike;

May 20, 2024 7:00 p.m. Board of Supervisors Meeting; May 22, 2024 6:00 p.m. Barns of Northern Chester County ~ Lecture at the Barn at Upland Farm; May 27, 2024 Office closed for Memorial Day; yard waste collection dates: April 24, May 1, 8, 15 and 22.

## ADMINISTRATION REPORTS

### Township Engineer's Report

Dave Leh reported that revised plans for 301 Park Road/P.J. Reilly Headquarters are under review and will be discussed at the Planning Commission's May 9 meeting.

### Building and Codes Department Report

Rhys Lloyd reported that 56 building permits were issued last month, totaling \$46,201 in permit fees; he and Anthony Campbell performed 116 scheduled inspections; there were 10 resales; 12 new homes settled; and there were 16 zoning complaints logged.

### Police Chief's Report

Chief Jones reported there were 1,127 calls last month, including 8 adult arrests; Junior Police Academy registration is open; awards presented at last month's meeting recognized Corporal Pozza and Officer Fleming with the Lifesaving Commendation plaques and recognized years of service to Lieutenant Carr, Corporal Sherman, Corporal Kemme, Officer Davis and Corporal Paradis; the community relations detail escorted 2 Pickering Valley Elementary School students to school and 2 other students had lunch with the officers; the safety tip for the month is to properly install child safety seats – the traffic safety unit can help with this.

### Public Works Department Report

Steve Poley reported that 185 workorders were received and completed; the 902 recycling grant application was submitted; bids were opened for the solid waste / recycling collection contract, a new roof was installed on a Hickory Park dugout; improvements were made at the Upland Farm farmhouse and they moved the Historical Commission's items back into the house; fence was repaired at the Eagle Farms pump station; mulched Hickory Park; assisted with the litter cleanup and Easter Egg Hunt activities.

### Land Development

Turnpike / Wertz Farm Subdivision Plan. David Ardini of Navarro & Wright represented the Turnpike. The subdivision plan proposes 3 lots with the Turnpike retaining the property between the pipelines and the Turnpike for the widening project and an emergency off ramp, and other 2 parcels will be sold. One lot includes the farmhouse, barn and other structures and the second lot abuts the gas facility at Milford Road. Mr. Ardini advised the plans will be revised to address the comments from the consultants; Dave Leh confirmed there were a few items to clean up but nothing significant. The Planning Commission had recommended approval at their January 2024 meeting.

Mr. Durkin moved, seconded by Mrs. D'Amico, to grant Final Minor Subdivision Plan Approval of a plan titled "Final/Minor Subdivision Plan for Pennsylvania Turnpike Commission "Wertz Farm", by Navarro & Wright Consulting Engineers, Inc., and dated October 20, 2023 (the "Plans") subject to Applicant revising the Plans to comply with all outstanding comments in Gilmore & Associates, Inc. review letter dated January 4, 2024 under the headers, "Zoning Ordinance Review" and "Subdivision and Land Development Ordinance Review" and "General Comments". Gerry Stein asked if the pipeline company was interested in the Lot next to it. Mr. Ardini did not know. The motion carried unanimously.

Eagle Animal Hospital Preliminary Land Development Plan. Alyson Zarro, Esq. and Bob Linn, Architect, represented the Veterinarians for this land development plan proposing the construction of a 2-story 5,334-SF building to replace the structure lost in a fire November 2023. Mr. Linn explained that the building had been an historic resource from 1872 and the property includes a 3-seat privy and garden shed, both historic resources that were not damaged by the fire. Additional Byers Road right-of-way can be offered for dedication. The consultants reviewed the plan and the Applicant can comply with the majority of the comments. There are a few items to discuss: providing a sidewalk, building placement, and not widening Byers Road.

The parcel is on the north side of Byers Road and there's not enough room between the buildings and the roadway on this property or neighboring properties for a sidewalk. It's suggested that perhaps the south side of Byers Road would be more amenable as there's a little more room. Following the fire and demolition of the structure, the foundation was filled in and it is not good to build a new structure over it due to settling. They will use the existing parking area and add more in front of the building. Locating the larger scale building back from the roadway lessens the "size". The veterinarian rooms will be in the front of the building, back rooms are for surgery, grooming, etc., and the office will be on the 2<sup>nd</sup> floor. The porch roof is smaller per the historical commission's comments. A country-type fence runs along the road, and the parking is lower than the road, which helps make it less conspicuous.

They're adding 1 vet and 1 staff which shouldn't change the amount of traffic, so they request waiving the traffic impact fee. They'll operate 6 days a week. The historical commission requested quoins be replicated. They were not on the original building so they're not going to add them. They also worked with the historical commission's requests regarding the type of dormers, colors, etc. Since the use is the same and the building is just slightly bigger than the previous structure, there isn't an impact on adjacent historic resources. Mr. Linn advised that they had submitted a "Historical Narrative and Request for Determination of No Adverse Effect" ("Narrative") and designed this building to address the village aesthetics so they believe they've responded to the historic resource impact statement requirement. Dave Leh commented that the correct architectural rendering should be made part of the land development plan that gets recorded.

There was discussion regarding: a fee in lieu of providing a sidewalk – base the fee on price/foot; allow the parking up front; the placement of the building is accepted; waiving the traffic impact fee is a reasonable request; they accept the Narrative as the historic resource impact statement. The Board will review the documents and consider Preliminary Plan approval at one of their May meetings.

Preserve at Marsh Creek Phase 3 Escrow Release. Dave Leh advised that Toll Brothers had requested escrow release 1 in the amount of \$60,877.25 for Phase 3 of the Preserve at Marsh Creek. The request and work had been reviewed and he recommended approval of the release. Mr. Durkin moved, seconded by Mrs. D'Amico, to approve escrow release 1 at \$60,877.25 for Toll's project – Preserve at Marsh Creek Phase 3. The motion carried unanimously.

#### ADMINISTRATION

Transportation and Community Development Initiative (TCDI) Grant. Mr. Scheivert introduced a Resolution to apply for DVRPC's (Delaware Valley Regional Planning Commission) TCDI Grant to fund planning and engineering services for the improvements associated with the "Eagle Village Gateways and Mobility Plan", which may include coordinating with PennDOT the swap

of ownership of Pottstown Pike/Route 100 and Graphite Mine Road. Mr. Durkin moved, seconded by Mrs. D'Amico, to adopt **Resolution #04-20-24-07**, authorizing submission of a TCDI Grant Application. The motion carried unanimously.

Proposal to Increase Solid Waste Fees – Discussion. Mr. Scheivert spoke of the new 3-year contract awarded to A.J. Blosenski, Inc. and the increased costs (+55%) from the current contract which began August 2019. The Board is considering an annual fee increase; \$425 or \$435 annual fee is proposed, which would go be effective January 1, 2025. Most residents pay in the discount period. This would be a 1-time increase for the 5-year contract (3-year contract plus (2) 1-year extensions). At the end of the contract period, the solid waste budget would be - \$66,000. The current procedures of splitting the annual fee into 2 payments – one in March, one in September – the discount in March, and reminders late summer would continue. Mr. Scheivert is recommending the annual fee be increased to \$425.

#### Open Session

Mr. Scheivert thanked the Police and Public Works Departments for their assistance at this past Saturday's Earth Day event at Upland Farm Park. Linday Yeager, Kelly Krausz and the Environmental Advisory Council (EAC) did a great job; there were 20 vendors and @ 400 attendees.

Gerry Stein commented that the gas stove/oven in the Upland Farm farmhouse will be given back the DiLibero family.

#### Adjournment

There being no further business to be brought before the Board, Mrs. Baxter adjourned the Meeting at 8:10 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary