



Upper Uwchlan Township  
**BOARD OF SUPERVISORS**  
**JOINT BOARDS / COMMISSIONS WORKSHOP**

July 12, 2011

4:00 p.m.

Minutes

**Approved**

In attendance:

Cathy Tomlinson, Chair  
Kevin Kerr, Vice-Chair  
Guy Donatelli, Supervisor  
Cary Vargo, Township Manager  
Chief DeMarco, Police Chief

Mary Lou Farrow, Chair – Historic Commission  
Bob Schoenberger, Chair – Planning Commission  
Tom Baynard, Vice-Chair – Emergency Mgmt  
Cliff Schultz, Chair – Zoning Hearing Board  
Bob Watts, Chair – Municipal Authority  
Matt Brown, Municipal Authority Administrator

Mrs. Tomlinson called the workshop to order at 4:03 p.m.

**Board of Supervisors**

Cary Vargo introduced Larry Romanowski of TowerOne, who is interested in marketing wireless cell tower site(s) in the Township. This is revenue-generating – TowerOne works exclusively with Municipalities – currently negotiating with North Coventry, Upper Pottsgrove -- proactively works with townships to determine appropriate sites before cell companies apply for permits in undesirable locations, then they market the towers to wireless vendors. TowerOne incurs all costs and owns the tower but shares 40% of the net base rent with the municipality -- potential @ \$1800/month to Township. All records for each tower are open to the Township at any time, lease agreements with wireless vendors are copied to the township. The Township owns the ground and TowerOne owns the “steel in the air”. Currently, TowerOne would propose an Option Agreement, where they’d have up to 5 years to apply for the Permit, so they can market our Township to wireless carriers. There are two types of lease Agreements to the wireless carriers: specific site or non-specific site. While there aren’t as many “drop zones” as there in the past, the smart phones and Blackberries are drawing more and more ‘data’ from the towers so there are still weak zones. With improvements in technology, the towers will get smaller or shorter. If there are no tenants for a period of 12 months, the tower is decommissioned and dismantled. The Agreement with the Township is valid 29 years. The most towers they’ve ever built in one Township is 3. There are three types of towers, all 150’ high: flagless flagpole, mono-tree, mono-pole.

There are six sites of interest to TowerOne, but the Board does not want several of them to be considered. Chief DeMarco commented on frequency interference with emergency communications. Mr. Romanowski advised all wireless carriers have to have licensed frequencies approved by the FAA and FCC but he would work with Chief to test the system and take any steps necessary to assure quality communications for emergency providers.

Chief DeMarco will send a letter to Mr. Romanowski to follow up on this topic. Kevin Kerr will review the Option Agreement in greater detail and provide comments to Cary Vargo and Mr. Romanowski.

Cathy Tomlinson proceeded out of the Agenda order to accommodate attendees’ schedules.

Zoning Hearing Board (ZHB)

Cliff Schultz reported that the Zoning Hearing Board held a Hearing recently regarding an addition to a home on a non-conforming flag lot. The ZHB granted the variance. Cliff commented the

Board of Supervisors will have to address the height ordinance if it proceeds with any cell towers. The Board has previously dealt with this issue, i.e. the cell silo.

#### Historic Commission (HC), Upland Farm Advisory Commission (UPFAC)

Mary Lou Farrow reported a formal Request For Qualifications (RFQ) has been advertised and mailed regarding adaptive re-use of the Upland Farms Barn. Cary Vargo has made arrangements with Villanova's Engineering Department (interns) to assist with the engineering of trails at Upland Farms. Hopefully trails will be in place Summer 2012. The trailer and sheds need to be removed, Pulte needs to finish up and dedicate the property to the Township. Mary Lou mentioned the Byers Station Homeowners Association has made some inquiries regarding the Evans Property springhouse rehabilitation and future HOA responsibilities. Cary will address this.

#### Emergency Management Planning Commission (EMPC)

Tom Baynard reported the EMPC participated in the Township Block Party; 10 people were certified from recent CERT training; September's meeting will include "Knowledge Based Training" by the County Dept of Emergency Services; the October meeting is preparations for November's Limerick Drill; and Pennsylvania Emergency Management Admin. is hosting a seminar which several EMPC members will attend.

Technology Advisory Board -- no report.

Park & Recreation Board -- no report.

#### Municipal Authority

Matt Brown reported that the Route 100 Plant's Phase II expansion has not progressed due to sporadic cooperation among the Developers, and Toll is moving forward with its lawsuit. The Route 100 Plant odor control system has been installed and is operating well – the carbon filter will be replaced every 3 years. The Authority continues to monitor disposal field trespass – even though the fields are posted, people continue to access the areas. The Police will also keep an eye out and chains are across the access roads. Pulte asked for a punch list in order to complete the wastewater treatment facilities at Upland Farms – they need a permit for storage tank overflow facilities, landscaping of the storage tank, and construct a dosing station. The Township does hold escrow funds. Waynebrook (Cutler Group) has taken advantage of excess capacity and owes Pulte. Toll feels Cutler owes them also.

#### Planning Commission

Bob Schoenberger reported land development is quiet. The Village Concept Committee has been developing "Design and Architectural Guidelines" and will have recommendations for the Supervisors by the end of the year.

#### Open Session

Guy Donatelli commented Hankin has inquired about height restriction amendment. The proposed Bentley building might be taller than (45 ft) than the current Ordinance allows, as they'd like to have higher ceilings in each of the 3 stories of the building. The Planning Commission and Township Solicitor will review the current Ordinance and comment on how to proceed. Don Carlson suggested that various landscaping techniques can bring the height scale down.

Guy Donatelli commented on a McGraw Lane driveway issue and asked Cary to investigate it with Al Gaspari.

Guy also commented that if any clothing collection bins appear in the Township they should be removed as there is the tendency for some to become 'dumpsters'.

Don Carlson commented on numerous real estate signs and their removal on Mondays.

Bob Watts commented on the overgrown islands in Bordeaux Estates, the gravel base needs weed control. There isn't a homeowners association to take responsibility. Cary reported that Public Works is drafting a permanent solution and some of the Crew may seek Certification for spraying.

Cathy Tomlinson has received complaints regarding the tree trimming on Lyndell Road, which was done in preparation for paving activity.

Adjournment

There being no further business to be brought before the Board, Cathy Tomlinson adjourned the Workshop at 5:45 p.m. The Board proceeded to hold an Executive Session regarding personnel.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary