



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
CONDITIONAL USE HEARING,
REGULAR MEETING
February 19, 2013
7:00 p.m.

Approved

Attending:

Board of Supervisors

Guy A. Donatelli, Chair
Catherine A. Tomlinson, Vice-Chair
Kevin C. Kerr, Member

Township Administration

Cary B. Vargo, Township Manager
Gwen A. Jonik, Township Secretary
John DeMarco, Police Chief
Mike Heckman, Director of Public Works
Al Gaspari, Codes Administrator
Dave Leh, P.E., Gilmore & Associates

John Good, Esq., Township Solicitor
Sheila Fleming, Brandywine Conservancy
Matt Brown, ARRO

Mark Hagerty, Court Stenographer
Chris Williams, McMahon Associates
Bob Wise, Wise Preservation Planning

Mr. Donatelli called the meeting to order at 7:00 p.m., led the salute to the flag, and offered a moment of silence. Mr. Donatelli asked John Good to conduct the Conditional Use Hearing.

Mr. Good announced that Toll has completed their presentation and tonight's Hearing will include comments from the Township Consultants and the Public.

Matt Brown, ARRO, Township Wastewater Consultant was sworn in. The most important wastewater related issue is that there is not enough treatment capacity in the Route 100 wastewater facility if this Conditional Use is approved. Phase II of the Route 100 plant will need to be constructed first. Mr. Brown's other comments would be addressed during the land development process. Steve Egnaczyk questioned disposal capacity. No other questions were posed.

Chris Williams, McMahon Associates, Township Traffic Consultant was sworn in. Previous traffic related issues have been addressed in a positive manner. Mr. Donatelli questioned sight distance easements, whether the intersection of Little Conestoga and Milford Road was included in the traffic study, and if school bus traffic had been studied. Cary Vargo questioned potential through-road if the Fetters property would be developed and suggested the HOA should own/maintain the entrance median. Steve McNaughton questioned length of left turn lane and speed study.

Sheila Fleming, Brandywine Conservancy, Township Planner / Environmental Consultant was sworn in. Ms. Fleming's comments included the backyard buffers were improved, suggested "Parcel C" be dedicated to the Township rather than the HOA, the trail link was improved and suggests all proposed lots be located on Parcel A, leaving a more appropriate-sized property for the historic farmstead. Steve Egnaczyk voiced support of all new lots located on Parcel A.

Bob Wise, Wise Preservation, Township Historic Consultant was sworn in. Mr. Wise's comments included his support of a larger sized lot for the historic farmstead and he'd like to evaluate the interiors of the farmstead buildings as the exteriors are quite deteriorated. Mrs. Tomlinson questioned a recommended size for the farmstead. Steve McNaughton questioned the farmstead's preservation. Steve Lane questioned the consulting fees.

Dave Leh, Gilmore & Associates, Township Civil Engineer was sworn in. Mr. Leh's comments included a steep slope disturbance variance was granted by the Township Zoning Hearing Board January 31, 2013, they're in agreement with McMahan Associates that a second access isn't necessary as it would disturb more slopes and a stream further along the property frontage, the storm water basin depth could be addressed during the land development process, and he suggests enlarging the Tot Lot at the intersection of roads "A" & "C" by reducing the size of the adjoining lots. Mrs. Tomlinson questioned the location of the pump station.

The following comments were offered by Township residents:

David Crum commented on the location of the pump station and potential odor issues, as well as property safety if the trail goes through Heather Hill.

Dave Marra also expressed concern with property safety and a trail through Heather Hill.

Sally Winterton asked the Board to consider the comments offered by Bob Schoenberger in a December 2012 letter.

Mr. Good closed the Hearing and announced the Board of Supervisors has 45 days to prepare and approve a Decision & Order for this Application.

Mr. Donatelli announced a 5-minute recess. Mr. Donatelli called the meeting to order at 8:00 p.m.

Approval of Minutes

Mrs. Tomlinson moved, seconded by Mr. Kerr, to approve as presented the minutes of the January 22, 2013 Board of Supervisors Meeting. The Motion carried unanimously.

Approval of Payments

Mr. Kerr moved, seconded by Mrs. Tomlinson, to pay all vendors as listed. The Motion carried unanimously.

Treasurers Report

Cary Vargo reported, on Jill Bukata's behalf, that the finance software transition is moving slowly; detailed reports aren't available until the history has been merged – planned for late February; the 2012 Audit begins Monday.

Supervisor's Report

Mr. Donatelli read the monthly emergency services report for January, as follows: Ludwigs Corner Fire Company – 5 fire calls, 8 QRS calls; Lionville Fire Company – 7 fire calls; East Brandywine Fire Company - 0 fire calls, 0 EMS calls; Glenmoore Fire Company – 0 fire calls; and Uwchlan Ambulance Corps – 30 calls. After brief discussion, Mr. Donatelli advised that reading the emergency services report would be suspended at future meetings.

Mr. Donatelli read the calendar: March 12, 2013 4:00 p.m. Board of Supervisors Workshop; March 13, 2013 7:30 p.m. Zoning Hearing Board Hearings re: The Hankin Group; March 18, 2013 7:00 p.m. Board of Supervisors Meeting; and March 29, 2013 Office Closed – Good Friday.

Administrative Reports

Township Engineer's Report

Dave Leh reported the Township has received a Final Land Development Plan for Eagleview Corporate Center Lot #1.

Building and Codes Department Report

Al Gaspari reported 31 building permits were issued in January, totaling \$21,900 in fees.

Police Chief's Report

Chief DeMarco reported 761 calls were handled, 21 crimes reported, and 20 arrests made, most involving controlled substances. The Department will offer gun safety classes in the near future. Information will be posted on the website when scheduled.

Public Works Department Report

Mike Heckman reported there were 6 occasions requiring snow or ice control in January, the new traffic signal control program is connected to PennDOT, Dan Zmuida started full-time with the Department in January, and the demolition of the old salt shed, below the Township Building, will begin March 1. The shed has been used over the past several weeks for firefighter training purposes.

ADMINISTRATION

Mr. Donatelli spoke of continuing to use Barbacane Thornton to conduct the audits of the Township and Municipal Authority accounts for years ending 2012, 2013 and 2014. We have been pleased with their performance over the past 3 years and have asked them to expand the scope of the audit. Mr. Kerr moved, seconded by Mrs. Tomlinson, to select Barbacane, Thornton and Company LLP as Auditors for 2012-2014. The Motion carried unanimously.

Disposal of Mobile Data Terminal. One obsolete patrol car mobile data terminal had been posted twice for public bid. The first posting resulted in no bids; the second resulted in one extremely low bid. Chief DeMarco recommended rejection of the bid. He offered to contact Agencies in the tri-state area to research interest in sale or trade of this item. Mr. Donatelli moved, seconded by Mr. Kerr, to reject the bid and give Chief DeMarco the authority to sell or donate the item as is appropriate. The Motion carried unanimously.

Windsor Ridge Dedication. Cary Vargo announced the roadways, storm water infrastructure and sewer infrastructure for the Windsor Ridge development, as well as Upland Farm, are offered for dedication to the Township by Pulte Homes. Township Staff and Consultants have reviewed and inspected the roadways and infrastructure and recommend acceptance by the Township. The Township Solicitors are reviewing the last few wastewater-infrastructure documents that were originally drafted several years ago and need to be revised to reflect current legal representation by Archer & Greiner for wastewater-related documents. Bill Creeger of Pulte Homes and Alyson Zarro of Riley, Riper, Hollin and Colagreco (Pulte's legal counsel for the roadways and storm water infrastructure) were in attendance to answer any questions. The Board of Supervisors is requested to accept dedication of these public improvements by adopting a Resolution accompanied by the Condition that written approval of the dedication documents is provided by the Township's Solicitors, and any necessary Consultants. Mr. Donatelli moved, seconded by Mr. Kerr, to adopt Resolution #02-19-13-01 accepting dedication of the roadways (with the exception of Harding Circle and the alleyways) and storm water infrastructure in the roadways in Windsor Ridge; #02-19-13-02 accepting dedication of the wastewater infrastructure in Windsor Ridge ("Senn" Tract); and #02-19-13-03 accepting dedication of the wastewater infrastructure and the parcel known as Upland Farm ("Dilibero" Tract), all including the aforementioned Condition of approval. The Motion carried unanimously.

Greenridge Phase II Dedication. Cary Vargo announced that Dorian Court, the single roadway in Greenridge Phase II, was offered for dedication to the Township by Greenridge Development / Moser Builders. Township Consultants have reviewed and inspected the roadway and recommend acceptance by the Township. Mrs. Tomlinson moved, seconded by Mr. Kerr, to accept dedication of Dorian Court by adopting Resolution #02-19-13-04. The Motion carried unanimously.

Advertisement of an Ordinance amendment was authorized to establish the speed limits on Dorian Court and the Windsor Ridge roadways, as well as to designate stop-sign intersections.

Open Session

Steve Lane commented on the TeppCo property; and that he'd like the boulevard entrance islands on Lafayette Circle to remain landscaped.

Steve Egnaczyk commented that if Upland Farm is now owned by the Township, he'd like to see the white fence rehabilitated.

Steve McNaughton commented on the farm equipment currently parked at Upland Farm.

Adjournment

There being no further business to be brought before the Board, Mr. Donatelli adjourned the meeting at 8:46 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary