



Upper Uwchlan Township
Board of Supervisors
Regular Meeting
August 16, 2010

Approved

In Attendance:

Board of Supervisors

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

Township Administration

Cary Vargo, Township Manager
John DeMarco, Chief of Police
Karen Wertz, Treasurer
Cheryl Neri, Assistant Treasurer
Al Gaspari, Codes Administrator
David Leh, Gilmore

Mr. Donatelli called the meeting to order at 7: 00 p.m., led the salute to the flag and offered a moment of silence.

Approval of Minutes

Kevin Kerr moved, seconded by Guy Donatelli, to approve as presented the minutes of the July 19, 2010 Board of Supervisors' meeting and the June 1, June 15, and July 13 Workshops. The motion carried unanimously.

Approval of Payments

Ms. Tomlinson moved, seconded by Mr. Kerr & Mr. Donatelli to pay all vendors as listed on the August 15 - 21, 2010. The Motion carried unanimously. Mr. Donatelli abstained from Check # 39110 as it is a client of his Firm.

Treasurer's Report

Karen Wertz reported that the Finance Department has been focused on the outstanding engineering of \$531,000. We have commitments for payments over \$100,000. We are working on the delinquent solid waste accounts. Mr. Donatelli wants to ensure that we proceed with any delinquent accounts for all years that the homeowner has not paid. The Township's finances are favorable to budget by \$172K primarily due to stronger than budgeted Earned Income (\$172K), signal reimbursement (\$80K) offset by the purchase of new Toters (\$210K).

Mr. Donatelli moved, seconded by Mr. Kerr, to accept the Treasurer's Report. The Motion carried unanimously.

Tax Collection (Addition to Agenda)

Ben LaGarde described to the residents that he has set up credit card usage for tax collections. They are also trying to ensure that all residents who refinance or sell their home complete the Use & Occupancy form required. He will gladly assist in this process if any way that the Township sees fit.

Supervisors Report

Mr. Donatelli announced the following: an Executive Session was held at 6:30 p.m. this evening regarding personnel issues.

Mr. Donatelli read the following Emergency Services reports for July: Lionville Fire Company - 34 fire calls; East Brandywine Fire Company – 1 Fire/Rescue; Glenmoore Fire Company - 1 fire calls; Uwchlan Ambulance – 32 calls. Teenaid- 3 calls June & 11 calls July.

Mr. Donatelli read the following calendar: August 28, 2010 Movie Night at Hickory Park
September 6, 2010- Office Closed for Labor Day; September 14 4 p.m. Village Concept Plan
Presentation/Supervisors Workshop; September 20th Board of Supervisors Meeting.

Township Engineer's Report

Mr. Leh discussed that QBD Ventures has submitted a plan for a two story 4,200 SF office building. He also discussed the review of the Thir Property (McQueen). Both items will be discussed in greater detail later this evening.

Building/Codes Department Report

Al Gaspari reported the Department issued 23 building permits in July with fees totaling \$6,673. The year-to-date permits are 181 which have brought in \$61,216 in fees.

Police Chief's Report

The Chief reported there were 694 complaints, 68 traffic violations and 8 criminal arrests in July. Please be careful driving as school opens on August 30th.

Public Works Department

Mr. Vargo reported that the Department's activities in July were completing roadway milling and paving, repair of Hickory Park trails, Greenridge clearing and PA-1 calls.

Land Development

157 Pottstown Pike:

Kinetics is expanding and therefore they are proposing the construction of a 10' x 20' enclosed walkway between the two buildings. The Planning Commission has reviewed and approved the proposal.

Mr. Kerr moved, seconded by Ms. Tomlinson, to approve the expansion as proposed. The Motion carried unanimously.

Jonathan Thir-Preliminary/Final Land Development Approval:

Preliminary/Final Plan Approval was requested to demolish the existing building and construct a 1½ -story 8,500 SF office building and associated parking facilities for the property at the southwest corner of Park Road and Ticonderoga Blvd. Andy Eberwein from E.B. Walsh & Associates presented the proposed project. The landscaping was reviewed and approved by the Brandywine Conservancy.

Mr. Donatelli moved, seconded by Mr. Kerr, to approve the Land Development Plan, with the following conditions:

1. The plans shall be revised to comply with Gilmore & Associates, Inc. review letter dated July 1, 2010.
2. An architectural elevation view of the proposed building shall be incorporated into the land development plan set.
3. A waiver is hereby granted from SALDO Section 162-9.E. which requires a conservation plan be prepared.
4. A waiver is hereby granted from SALDO Section 162-57.(A).(2). which requires a twenty (20) foot perimeter buffer be provided around the property boundary.
5. A waiver is hereby granted from SALDO Section 162-57.D. to allow the landscaping shown on the above referenced plan to satisfactorily satisfy this requirement.
6. All applicable permits shall be obtained from Pa-DEP prior to construction.
7. The applicant agrees to pay a Traffic Impact Fee in the amount of **\$21,170.24**. The fee shall be paid prior to the issuance of the building permit.

The Motion carried unanimously.

QBD Ventures:

Peter Rogers from QBD Ventures requested approval to demolish the existing building and construct a 2-story, 4,400 SF office building and associated parking facilities. The parcel will provide a two-way access via Byers Road.

The one outstanding issue to be reviewed is a sidewalk which leads to the building entrance. Mr. Rogers doesn't feel it is necessary because the entrance will not be used. The Brandywine Conservancy has requested this item. This issue will be resolved prior to the final approval.

The Planning Commission and the Township consultants have reviewed the plan and support its approval.

Mr. Donatelli moved, seconded by Mrs. Tomlinson, to approve the Land Development Plan with the following conditions:

1. The plans shall be revised to comply with Gilmore & Associates, Inc.'s review letter dated August 9, 2010.
2. A waiver from SALDO Section 162-51.H.(4) is hereby granted to permit the building's foundation drain to be set a minimum of 12" below the foundation.
3. A waiver from SALDO Section 162-51.C.(1).(c) is hereby granted regarding stormwater runoff volume reduction.
4. A waiver from SALDO Section 162-55.D.(1) is hereby granted to permit the construction of a structure in alluvial soils.
5. A waiver from SALDO Section 162-32.F. is hereby granted to permit a 15' curb radius on the southwest corner of the intersection of the proposed driveway and Byers Road contingent upon Pa-DOT's concurrence.
6. Sidewalk shall be provided along the property frontage as described in comment number 1 of Brandywine Conservancy's August 6, 2010 review letter. However, a sidewalk connecting from the building to the sidewalk along the property frontage is not required.
7. The applicant agrees to pay a Traffic Impact Fee in the amount of **\$11,399.36**. The fee shall be paid prior to a Building Permit Being issued.

The Motion carried unanimously.

ADMINISTRATION

Township Borrowing:

Mr. Vargo summarized proposed Ordinance #2010-07 authorizing the Township to borrow \$3.5M from National Penn Bank at an interest rate of 3.75% for the first five years and adjusted thereafter based on the prime rate (60% of the reported prime rate plus 2.5%). The fees associated with this loan are \$2,500.

The loan will be used to fund the following:

Park Road Pedestrian Bridge- \$1.0M
Park Road Pedestrian-Phase IV- \$0.8M
Public Works Facility- \$1.4M

Mike Setley from Setley Rauch & Bucolo, LLC presented the loan and communicated that the Ordinance has been duly advertised as required by law. The Township has 24 months to draw down the loan.

Mr. Kerr moved, seconded by Mrs. Tomlinson, to adopt Ordinance #2010-07. The Motion carried unanimously.

2011 Pension Plan MMO (Minimum Municipal Obligation)

Thomas Anderson has presented the Township with various 2011 MMO projections. Mr. Vargo has requested that the Smoothed figure of \$136,380 for the Non-Uniformed Employee plan and the Uniformed Employee plan of \$91,906. The Township will budget for the Market Value Amounts of \$168,002 for the Non-Uniform and \$97,890 for the Non-Uniform. Mr. Vargo requested the smoothed amounts to allow the Township some flexibility in the case of unforeseen issues not budgeted for.

Mr. Kerr moved, seconded by Ms. Tomlinson, to accept the addition as proposed. The Motion carried unanimously.

Part-Time Administrative Position:

Because the administrative staff is under-staffed, Mr. Vargo is requesting a part-time graduate-level position. The position will pay 20 -30 hours per week at a rate of \$11.50 per hour -- 32 weeks max. The 2011 budget will include \$12,000 for the salary. The position will work on the following projects: Emergency Funding Analysis, Records Disposition, Waste Water Treatment Customer Audit, etc.

Mr. Kerr moved, seconded by Mrs. Tomlinson, to approve the part-time position. The Motion carried unanimously.

Open Session

Mark Diluilo from Byers Station wanted to thank the Chief for all of his great work for the community. No other comments were offered.

Adjournment

There being no further business to be brought before the Board, Guy Donatelli moved, seconded by Kevin Kerr to adjourn at 8:30 p.m. So moved.

Respectfully submitted,

Karen Wertz, Township Treasurer