

## **EAST CALN TOWNSHIP**

### **CHESTER COUNTY, PENNSYLVANIA**

BOARD OF SUPERVISORS MEETING MINUTES - MARCH 2, 2016

The regular meeting of the East Caln Township Board of Supervisors was called to order at 1:30 P.M. Wednesday, March 2, 2016.

Those present were: Charles DeLone, Chairman  
Donald P. Ash, Vice Chairman  
Joel F. Swisher, Member  
Barbara M. Kelly, Mgr./ Sec  
David Malman, Esq. Solicitor

**Executive Session** - A brief executive session was held on administrative items.

**Pledge of Allegiance and Moment of Silence**

#### **MINUTES OF THE PREVIOUS MEETING**

Regular Meeting Minutes - The minutes of the February 17, 2016 regular meeting on a motion by Ash, second by Swisher, the Board unanimously approved the minutes as presented.

**PUBLIC HEARING** - None

#### **PERSONS WISHING TO BE HEARD**

Fienberg Property - Adam Brower, P.E. was present to discuss the possibility of Fienberg developing the 2.9 acres of property that is located south of the CVS on Bell Tavern Blvd. The sketch plan was for 10 townhouse units. The OC-1 zoning district requires a minimum of 5 acres for Townhouses. Any change would need to be filed before the Zoning Hearing Board. The Board of Supervisors was not in favor of the use on the property due the hardship was made by Feinberg by dividing the property to allow the CVS.

Richard Natow - Richard Natow, the owner of the 30 acre tract of land that is located on the western side of Norwood Road, was present to discuss the plan that was approved for the Kirkbride's when they owned the property. The plan was not recorded. Natow discussed with the Board the possibility of bringing the plan up to meet current regulations. The Board stated that the stormwater regulations have changed with Act 167. Natow previously had the Township engineer do a review of the plan for that compliance. The Board agreed to allow Natow to re-submit the plan as

Preliminary Final and have it go through review by the Planning Commission and Board to be current.

Jack Robinson, P.E. - Robinson was present on behalf of the applicant for 825 E Lancaster Avenue to discuss the proposed project. It is located in the OC-5 zoning district there is a 10 acre minimum for apartments and condominiums. The applicant would need to file an application to the Zoning Hearing Board. The Board stated they would be in opposition for the use due to the current zoning allows for other uses that would be applicable to the property.

Steve Sullins, Downingtown Borough Manager, was present to discuss the status of the Chestnut Street bridge project. Discussion was held on the condition of the bridge and the cost of needed reapers which are upwards of \$695,000 for repairs. It is the consensus of the Borough not to expend the funds to repair the bridge when it will be going out for bid for the work in June. The Board also agreed and stated that they would prefer to keep it open as long as can be without spending any funds. When construction work is started it would require the bridge to be closed for 18 months. Sullins will keep the Board informed on the status of the bridge.

Pam Baker of Barbacane Thornton, the Township's appointed auditor, was present with the final audit report for the Board. Pam discussed the report in depth and offered some recommendations for the coming year. The Board accepted the report as submitted.

**A. TREASURER REPORT** - No Report

**B. POLICE REPORT** - No Report

**C. CORRESPONDENCE** - The Downingtown Senior Center newsletter was received.

**D. PLANNING COMMISSION** - Next meeting March 7, 2016.

**E. CONSORTIUM** - Next meeting March 15<sup>th</sup>.

**F. DOWNINGTOWN AREA RECREATION CONSORTIUM** - No Report

**G. FIRE PROTECTION** - Copies of the Monthly fire report were received from Jack Law and distributed to the Board.

**H. CODES /FIRE MARSHAL** - Christopher Obenchain was present and distributed his monthly report for the building department and the Fire Marshal duties. Obenchain requested permission to attend a fire related training seminar in April. The Board unanimously authorized Obenchain's attendance.

**I. ZONING OFFICER** - Charlestown Properties - The property is in compliance with the only outstanding item is the buffer landscaping along the rear fence which is to be completed by April 30<sup>th</sup>. Discussion was held with Jones regarding the types of trees and placement of them

**J. ZONING HEARING BOARD** -No Report

**K. PARK & RECREATION BOARD** - The Rec Board will be finalizing the work for the egg hunt to be held on March 19<sup>th</sup>. The Rec board would like to do a new activity next year instead of Kid's Day at Lowe's. The Board said they are okay with that as long as there is another event to take the place of it. The Rec Board will work to develop a new project and present it to the Board.

### **OLD BUSINESS**

#### **A. LAND DEVELOPMENT**

1. Home2 Hotel- No Report
2. Ippolito Subdivision - No Report
3. Greth/Anstine - Review by the Township Engineer and Planning Commission will continue.
4. Robinson 825 E. Lancaster Avenue - Under Persons Wishing to be heard.
5. Patient First- Under review by Planning Commission.
6. On the Go Kids - Conditional Use Hearing continuation date was moved to April 13 at 10 A.M. to allow the applicant to complete the additional reports that were requested by the Board.
7. Feinberg - Under Persons Wishing to Heard.
8. Quarry Crossing- The solicitor is preparing an agreement that is to be reviewed by the Board.

#### **B. GENERAL GOVERNMENT**

1. Cell Tower & Booster Antenna Ordinance- Dave Malman, Twp. Solicitor, Stacy Yoder, P.E., Judy Goldstein, P.E., from Boucher and James, and the manager held a work session go over the recommended changes and corrections to the proposed ordinances.
2. Ordinance Amendments - The Ordinance amendment being considered is to establish regulations for the use of public right of ways was also reviewed.
3. Impervious surface Ordinance amendment The ordinance amendment that is being proposed for the revision of the definition of Impervious surface to clearly exclude swimming pool surface areas as an impervious

surface was authorized for advertising for adoption at the previous Board meeting on February 17.

4. Official Map - Work is continuing on the map.

5. Capital Analysis - Project is being worked on.

### **C. HIGHWAYS**

1. Maintenance - Storm drains were cleared and areas where the heavy rains had accumulated debris were cleared.

2. Park Maintenance - The request for proposals for the park cleaning will be advertised and the proposals will be opened at the March 16<sup>th</sup> meeting. The new gate parts have been ordered.

3. Clovermill Road & Boot Rd. - The manager reported that Mimi Gleason, Manager of West Whiteland Twp. has communicated that WWT's next Board meeting is March 9<sup>th</sup>. Mimi will advise East Caln of the outcome of the meeting in regards to the signage proposed on Clovermill by East Caln.

4. Skelp Level Bridge - DeLone and the manager met with Pennoni and discussed the bridge report. Pennoni will be inspecting the default areas of the bridge in between PennDOT inspections and will advise the Township of any increased areas of concern.

5. Arle Grant - No Awards have been made yet.

5. Chestnut Street Bridge - Under persons wishing to be heard.

### **D. HEALTH & SANITATION**

1. DARA - No Report

2. Sewage Flows - The flows for 6th week were 495,835 GPD and the 7th week were 502,235 GPD.

3. Individual Sewer Meters - All meters are operating properly.

### **NEW BUSINESS**

#### **A. LAND DEVELOPMENT**

1. Inquiry I-1 - An inquiry was made as to whether the building at 400 Boot Rd could be used as a church. The use is not permitted in the I-1 zoning district.

## **B. GENERAL GOVERNMENT**

1. Snow Removal at Ashbridge Square - The Township engineer sent a letter to the property owners stating the items that had to be completed to bring the stormwater retention basin back to acceptable standards. The manager also added that there are specific plant species that were planted in the basin. These will also need to be replaced as well.
2. Temporary Sign Ordinance - The Board received a proposal from Boucher and James to complete a temporary sign ordinance. The Board tabled a decision so they can better review the information.
3. Park Sign - The Board briefly discussed the possibility of a digital sign for Rec Board events and other notices. More discussion will follow at a later date.
5. Audit - Under person wishing to be heard.

## **C. HIGHWAYS-**

1. Holleran & Woodmont Drive - The area was discussed with the Board. In the recent freeze and thaw days the water from the little stream has meandered down an adjoining driveway and makes a dangerous icy area where the school children wait for the bus and where the bus stops to pick them up. The Board has designated that as a safety concern and will have the Township engineer address it.
2. Woodland Circle/and Old Kings Hwy. West - These areas have significant curb damage from the winter. The Township engineer will also review these and make their recommendations.
3. Signal Service - Copies of the Signal Service annual traffic signal report were distributed to the Board. The signs and work will be completed as directed by Signal Service to be in compliance with PennDOT permits.

## **D. HEALTH AND SANITATION -**

1. Resolution 2016-07 - The resolution prepared is to appoint Kristin Kamp, Esq. as the solicitor for the sewer accounts to include liens and any other legal action that needs to be taken. On a motion by Ash, second by Swisher the Board unanimously adopted Resolution 2016-37.

## **E. EXPENDITURES**

1. Bills for Approval

On a motion by Swisher, second by Ash, the following expenditures were unanimously approved for payment.

<b>EXPENDITURES BY FUND</b>	<b>BILLS</b>	<b>PAYROLL</b>	<b>TOTALS</b>
01- GENERAL FUND	44,617.45	16,325.12	60,942.57
05- FIRE SAFETY	253.95		253.95
08- SEWER REVENUE	42.50		42.50
35- STATE/ HIGHWAY	3,251.89		3,251.89
<b>TOTAL</b>	<b>48,165.79</b>	<b>16,325.12</b>	<b>64,490.91</b>

### **Adjournment**

On a motion by Ash, second by Swisher, the Board unanimously adjourned the meeting.

Respectfully submitted,

Barbara M Kelly, Secretary