

EAST CALN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

BOARD OF SUPERVISORS MEETING MINUTES -MARCH 17, 2016

The regular meeting of the East Caln Township Board of Supervisors was called to order at 6:00 P.M. Wednesday, March 17, 2016.

Those present were: Charles DeLone, Chairman (absent)
Donald P. Ash, Vice Chairman
Joel F. Swisher, Member
Barbara M. Kelly, Mgr./ Sec

Pledge of Allegiance and Moment of Silence

MINUTES OF THE PREVIOUS MEETING

Regular Meeting Minutes - The minutes of the March 2, 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

Whitford Commons- Present was Beverly Everett of the Whitford Commons HOA and two other members of the group. Everett had asked if the Board would consider taking over Foster Lane where the townhouses are located. Swisher stated that before any consideration would be given they would need to do core drillings of the road to be sure that it up to PennDOT standards. Also the sewer lines would need to be checked with a televised camera for any defaults in the line under the road. This would need to be completed then the Board could review the request, but it would not mean that it would be automatically approved. Everett stated she would present it to her Board for consideration.

Patient First - Debbie Shulski, Esq. was present to discuss the waivers that were requested. The Planning Commission reviewed the waivers at their meeting on March 7 and made their recommendations as noted in their meeting minutes.

There were nine (9) Waivers and/or modifications that were initially requested; one was withdrawn by the applicant which was number 9. The following waivers were presented to the Board for consideration:

1) Section 185-11 .A (1) - Preliminary Plan Requirements a waiver is sought to permit a combined preliminary/final plan application due the project's size and limited impact.

2) 185-16.B (6) and 185-17.B - Tract Boundary: A modification is sought to provide only a partial boundary line adjacent to the project area in lieu of an entire tract boundary.

3) 185-16.B(8). 185-17.B and 185-17.D (12) - Property Monuments: A modification is sought to provide existing and proposed, to the portion of the partial boundary included within the plans.

4) 185-16.C (3) - Existing Features within 200' of the Property: A modification is sought to accept the existing features inventory as provided on the Existing Features Plan.

5) 185-16.C (4) (d) and 185-17.C - Size, Capacity and Condition of the Existing Stormwater Management Basin: The proposed Patient First project reduces the amount of impervious coverage within the project area and adds a non-infiltrating water quality rain-garden to provide for a peak reduction of stormwater discharged into the existing basin, a waiver is sought to not inventory the size, capacity and condition of the existing stormwater management basin.

6) 185-17.E(2)(k) and 303.A(1)(a) - E&S Adequacy: Given the Limit of Disturbance (LOD) is less than 1 acre (0.79 acres) and a Letter of Adequacy is not otherwise required by the Chester County Conservation District, a waiver is being sought based upon the project's limited area of disturbance.

7) 305.E and 306 - Infiltration Volume: A modification is sought to permit a discharging non-infiltrating rain-garden in lieu of the infiltration and discharge requirements otherwise required.

8) 310.B -Emergency Spillway for Stormwater Basin - Waiver is being sought from this requirement to allow a rain-garden without an emergency spillway due to the proposed facility is a rain garden and not a stormwater management basin. The proposed inlet within the rain garden has been designed to handle the 100-year storm.

9) 225-17.A.(3)(a), 225-17.E(2)(a) and (b), 185-17.E.(2)(f), 185-31, and 10.A - In lieu of developers agreement and /or improvements escrow that might be required, Applicant requests that an inspection escrow be established in amount satisfactory to Township and applicant. This was withdrawn by the applicant.

After discussion of each waiver the Board on a motion by Ash, second by Swisher, unanimously granted waivers 1 through 8.

A. TREASURER REPORT - The treasurer’s report and financial statements were distributed to the Board. On a motion by Ash, second by Swisher, the reports were unanimously approved as submitted.

| | GENERAL FUND | POLICE FUND | FIRE SAFETY FUND | SEWER FUND | CAPITAL RESERVE FUND | SEWER RESERVE FUND | STATE FUND | ESCROW FUND |
|--|---------------------|--------------------|-------------------------|-------------------|-----------------------------|---------------------------|---------------------|--------------------|
| Prior Month Balance | 1,203,637.79 | 214,350.62 | 91,029.29 | 401,010.65 | 1,805,777.89 | 2,316,030.16 | 99,295.74 | 48,984.84 |
| Revenues | 652,702.44 | 289,688.25 | 7.73 | 114,973.62 | 331.76 | 489.83 | 18.49 | 11,139.04 |
| Expenditures | (178,587.33) | (75.08) | | (164,197.86) | (372.53) | | (11,867.72) | (20,068.91) |
| Liabilities | | | | | | | | |
| Ending Balance | 1,677,752.90 | 503,963.79 | 91,037.02 | 351,786.41 | 1,805,737.12 | 2,316,519.99 | 87,446.51 | 40,054.97 |
| Combined balances, Net of Escrow: | | | | | | | 6,834,243.74 | |

B. POLICE REPORT - No Report

C. CORRESPONDENCE -

1. Copies of the PSATS news bulletin were distributed to the Board.
2. The monthly Real Estate Transfers for the month were distributed to the Board.

D. PLANNING COMMISSION -The Commission’s minutes of the March 7th meeting were distributed to the Board.

E. CONSORTIUM - No Report

F. DOWNTOWN AREA RECREATION CONSORTIUM - No Report

G. FIRE PROTECTION - No Report.

H. CODES /FIRE MARSHAL - No Report

I. ZONING OFFICER - No Report

J. ZONING HEARING BOARD -No Report

K. PARK & RECREATION BOARD - The Rec Board egg hunt to be held on March 19th.

OLD BUSINESS

A. LAND DEVELOPMENT

1. Home2 Hotel- An escrow release was requested in the amount of \$103,342.23. Boucher & James has reviewed the request and recommended that the developer receive payment from their escrow in the amount of \$93,008.00 which reflects a 10% retainage. The Board on a motion by Ash, second, By Swisher unanimously approved the release.

2. Ippolito Subdivision - No Report

3. Greth/Anstine Land Development - Review by the Township Engineer and Planning Commission will continue and be considered at the April 4th PC meeting.
4. Patient First - Under Person Wishing to be heard.
5. 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.
6. 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, Solicitor is finalizing the proposed ordinance.
2. Ordinance Amendments - The Ordinance amendment being considered is to establish regulations for the use of public right of ways is being finalized by Solicitor.
3. Impervious surface Ordinance - The ordinance amendment and Subdivision Land Development definition 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 will be considered for adoption on April 13th.
4. Official Map - Work is continuing on the map.
5. Capital Analysis - Project is being worked by Boucher and James and will have a scope of work prepared for the next meeting.

C. HIGHWAYS

1. Maintenance - The driveway posts and chains were repaired at Township Building. The signs that Signal Service listed in their annual report for the traffic signals were replaced.
2. Park Maintenance - The request for proposals for the park were received. Three proposals were received. The Board on a motion by Ash, second by Swisher, unanimously accepted the proposal from S & S Cleaning Services.
3. Clovermill Road & Boot Rd. - The manager reported that Mimi Gleason, Manager of West Whiteland Twp. has communicated that WWT's Board is

willing to allow the signage be placed in their Township advising trucks of the length restriction of 40 ft. maximum. The manager will contact Pennoni and have them submit the necessary paperwork to PennDOT for sign placement approval and then have West Whiteland review it also.

4. Skelp Level Bridge - Copies of the total cost of bridge repairs and/or replacement was completed by TPD as part of their initial 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.

6. Curbing review - A meeting will be set up with the engineers.

D. HEALTH & SANITATION

1. DARA - The DARA minutes were distributed to the Board.

2. Sewage Flows - The flows for 8th week were 513,449 GPD.

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

NEW BUSINESS

A. LAND DEVELOPMENT - No Report

B. GENERAL GOVERNMENT

1. Park Sign - Discussion on a digital sign for Rec Board events and other notices.

2. Ashbridge Storm Retention Basin - The manager will contact the Conservation District for the exact vegetation that is to be replaced in the basin as part of the restoration work by the owners of Ashbridge Square.

C. HIGHWAYS- No Report

D. HEALTH AND SANITATION - No Report

E. EXPENDITURES

1. Bills for Approval

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

| EXPENDITURES BY FUND | BILLS | PAYROLL | TOTALS |
|-----------------------------|------------------|------------------|------------------|
| 01- GENERAL FUND | 24,419.37 | 11,986.93 | 36,406.30 |
| 08- SEWER REVENUE | 1,940.58 | | 1,940.58 |
| TOTAL | 26,359.95 | 11,986.93 | 38,346.88 |

Adjournment

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

Respectfully submitted,

Barbara M Kelly, Secretary