

EAST CALN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

BOARD OF SUPERVISORS MEETING MINUTES - April 5, 2017

The regular meeting of the East Caln Township Board of Supervisors was called to order at 1:30 P.M. on Wednesday, April 5, 2017

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

Pledge of Allegiance and Moment of Silence

MINUTES OF THE PREVIOUS MEETING - On a motion by Ash, second by DeLone, the Board unanimously approved the minutes of the March 15, 2017 regular meeting.

PUBLIC HEARING - Ordinance 2017-03. The proposed Ordinance to amend Chapter 225, "Zoning," as amended, by amending Section 225-12 Entitled "OC-5 Commercial, Multifamily Apartment Development District". This Ordinance will allow townhouses in the district by Conditional Use and further amendments as stated in the proposed Ordinance. Tom Kessler and Chris Varella, developers and Alyson Zarro, solicitor for developer were present. Andy Rau, Esq., solicitor for the Township prepared an exhibit packet with the applicable information as to the advertising, posting of property and other required documents. The Ordinance was duly advertised in the Daily Local News on 3/16 and 3/23. No one was present to present testimony. The Board on a motion by DeLone, second by Ash the Board unanimously adopted Ordinance 2017-03.

PERSONS WISHING TO BE HEAR D

Pam Baker - Baker was present from the firm of Barbacane Thornton who are currently the auditors for the Township. Baker discussed the various aspects of the audit report and noted that all record keeping was satisfactory. All required reports have been filed with DCED and the Clerk of Courts. DeLone thanked Rose Werner, the Director of Finance, for a job well done.

Kristen Kamp , Esq. - Unitex

Kristen was present representing Unitex, also present were property owner Steve DePedro, and Adam Brower, P.E. to discuss with the Board a different use of the property that Unitex had purchased to be used as parking for his

business. A temporary use was granted by the Zoning Hearing Board with a time element of three years from date of approval for a building to be constructed on the site. This will expire in June 2018. Unitex would now like to apply for a conditional use to allow them to have a portion of the lot for their business parking for employees and some of their equipment. The rest would be leased out parking possibly for two other tenants. One tenant could be Rover to park extra busses and maybe overflow parking for an auto dealer. The discussion was just informational for the Board prior to their application submission.

STANDING REPORTS

A. TREASURER 'S REPORT - No Report

B. POLICE REPORT - No Report

C. CORRESPONDENCE - Copies of the parcel list of River Station that had the property taxes paid by River Station XL were distributed to the Board.

The newsletter was received from TMACC.

Information was received and distributed to the Board on the Downing Ridge Dam removal project.

D. PLANNING COMMISSION - No meeting was held on May 1st. Next meeting will be June 5th.

E. CONSORTIUM - Representatives from Aqua America were present to give the group an update of current status of Aqua and how they are working to be proactive on many water line replacements and upgrading their systems.

F. DOWNINGTOWN AREA RECREATION CONSORTIUM- The newly appointed executive director of DARC is now at his new job.

G. FIRE PROTECTION - Copies of the Fire company reports for February were distributed to the Board. The Hold Harmless Agreement that was prepared by the Township solicitor to release the Township from any liability for the fire safety product that was purchased through the Fire Safety Fund. The Chairman executed the agreement. Jack Law then will have the agreement signed by Borough.

H. CODES /FIRE MARSHAL - Chris Obenchain was present and distributed his monthly report of the activities for the Codes Department and Fire Marshal inspections. The new codes vehicle has arrived and is currently having the necessary optional equipment installed.

I. ZONING OFFICER - The Zoning Officer will be in on Thursday April 6th.

J. ZONING HEARING BOARD - No Report

K. PARK & RECREATION BOARD - The Recreation Board will meet Thursday April 6th. The remaining members will work toward getting the Kids Day event organized. Tentative date is September 16th with rain date of September 17th.

OLD BUSINESS

A. LAND DEVELOPMENT

1. Anstine Land Development - The project has started with clearing of the tract with designated trees being removed. The demolition of the two houses also has been completed.
2. Patient First - The Patient First is nearing completion with an anticipated opening around the beginning of June.
3. On the Go Kids - The grading permit has been issued and will start work on the project soon.
4. Northwood Cemetery - No Report
5. Kirkwyd Development - No Report
6. 825 E. Lancaster Avenue - Tom Kessler, developer stated that they will be submitting their conditional use application soon.
7. Devereux Property/Eli Kahn development - No Report.

B. GENERAL GOVERNMENT

1. Capital Analysis - The Board has set May 3rd at 11:00 am to go over the capital plan.
2. Township Digital Sign - A proposal was received and will be reviewed by Jones when he returns to the office.
3. Temporary Sales Ordinance Amendment 2017-04 - The public hearing has been set by the Board in Resolution 2017-39 for April 19th at 6:00 P.M. for consideration for adoption of the proposed Ordinance. On a motion by DeLone, second By Ash the resolution was unanimously adopted.
4. Digital Sign Timing Ordinance 2017-01 - The public hearing for the proposed Ordinance has a date set by the Board in Resolution 2017-40 for the public hearing for April 19th at 6:00 P.M. On a motion by DeLone, second by Ash, the resolution was unanimously adopted.

C. HIGHWAYS

1. Maintenance - Due to recent heavy rains the storm drain was blocked at Rt. 113 and Winding Way causing the townhouses at Gunning Lane to have water puddling near their homes. The lines were cleared by Pipe Data View.
2. Park Maintenance - The manager has been in contact with Dave Failor, of Downingtown Plumbing and Electrical and Ted Gacomis, PE to finalize the details of the equipment needed to change over to the new park water feature. The new equipment will require less water to operate and with that the drainage system can also be redesigned also.
3. Clovermill Road & Boot Road (Length Restriction) - The signs are in and will be placed when the ground dries out a little.
4. Skelp Level Bridge - Waiting for RFP documents so they can be reviewed by the solicitor.
5. Chestnut Street Bridge - No updates

D. HEALTH & SANITATION

1. DARA - No Report
 - a. Sewer EDU fee study- The manager met with Andy Rau, Esq., Amy Montgomery, P.E. and Matt Chrobocinski , P.E. to discuss setting up a procedure to gather information to do the study.
2. Sewer Flows - The following flows were received; 8th week 449,093 GPD, 9th week 440,042 GPD, 10th week 436,952 GPD, 11th 428,934 GPD, 12th week 434,934 GPD, and the 13th week 434,455 GPD.
3. Individual Sewer Meters - All are working properly at the present time.

NEW BUSINESS

- A. LAND DEVELOPMENT** - No Report

B. GENERAL GOVERNMENT

1. PSATS - Copies of the PSATS resolutions were received and distributed to the Board for review.

C. HIGHWAYS

1. Quarry and Boot Rd. - PennDOT will be at the next meeting on April 19th. They will be making a presentation to the Board on the proposed changes to the Boot and Quarry Rd along with the bridge over Amtrak repairs. They will be here at 5 P. M. and be present at the regular Board meeting for discussion.

2. Bell Tavern Blvd - The manager reported that there is another divot in the road forming on Bell Tavern Blvd. Northeast of the last repair. The pipe will be check with a camera to find the problem area.

D. HEALTH AND SANITATION - No Report

E. EXPENDITURES - Bills for Approval

On a motion by DeLone, second by Ash, the following expenditures were unanimously approved for payment:

EXPENDITURES BY FUND	BILLS	PAYROLL	TOTALS
01- GENERAL FUND	227,931.29	12,848.42	240,779.71
05- FIRE SAFETY	9,200.00		9,200.00
08- SEWER REVENUE	228.25		228.25
30- CAPITAL RESERVE	35,198.99		35,198.99
41- ESCROW	7,819.07		7,819.07
TOTAL	280,377.60	12,848.42	293,226.02

Adjournment

On a motion by Ash, second by DeLone, the Board unanimously adjourned the meeting at 3:45 PM.

Respectfully submitted,

Barbara M. Kelly, Mgr/Sec