

EAST CALN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

BOARD OF SUPERVISORS MEETING MINUTES MARCH 17, 2021

The regular meeting of the East Caln Township Board of Supervisors was called to order at 1:30 PM on March 17, 2021 by Zoom.

Those present were:

Charles A. DeLone, Chairman
Donald P. Ash 1st Vice Chairman
Bruce Taylor, 2nd Vice Chairman
Barbara M. Kelly, Mgr./Secretary
Andy Rau, Esq./Solicitor
Amanda Sunquist, Esq. Solicitor

MINUTES OF THE PREVIOUS MEETING - On a motion by Ash, second by Taylor, the Board unanimously approved the minutes of the February 17, 2021 virtual meeting.

PUBLIC HEARINGS - None

PERSONS WISHING TO BE HEARD

Clovermill Associates representatives were present to discuss the proposed OC-3 zoning amendment. Present were Ron Christy, Adam Brower, P.E. and Mike Malloy, Esq. Discussion was held on the OC -3 zoning district and if it would be considered by the Board to possibly add a townhouse use in that district. Andy Rau and Amanda Sunquist Township solicitors were also present. Malloy stated that the developer has now purchased the property. Sunquist stated that few corrections were made to the draft ordinance and the next step would to have the Board authorize the Ordinance be sent to the County PC for their review and comments with a tentative April 21 date for the public hearing. The Board on a motion by Ash, second by Taylor unanimously authorized the ordinance to be advertised for public hearing. The applicant requested submitting the Conditional Use application prior to the Ordinance being adopted. The Board unanimously agreed that the Conditional Use Plans can be sent to Pennoni to start their review, but the formal application for Conditional Use cannot be filed until the Ordinance is acted upon.

Chick fil a - Justin Thornton, P.E. and Tyler Prime, Esq. was present to discuss and obtain approval for the Chick fil a remodel and expansion. Discussion was held in regards to the 8 parking spaces to be on the southwest corner of the Ashbridge site. On a motion by Ash, second by Taylor, the revised land development improvement plan was unanimously approved.

951 Skelp Level Associates - Ted Gacomis, P.E. was present with applicant Eli Kahn. The land development is for a 52,000 square foot warehouse. The requested letter verifying the easements for entrances to the property was received. All items and waivers were reviewed to the satisfaction of Michael Schneider, P.E. of Pennoni Associates. The Board on a motion by Taylor, second by Ash, unanimously approved the Land development plan. Resolution confirming the action will be prepared for the April 21, 2021 meeting.

Jill Lewis of 227 Tall Trees was present to discuss the trees that are planted in the buffer zone and near her property.

A. TREASURER’S REPORT - On a motion by Taylor, second by Ash, The treasurer’s report and financial summary was approved as submitted.

February 2021

	GENERAL FUND	POLICE FUND	FIRE SAFETY FUND	SEWER FUND	CAPITAL RESERVE FUND	SEWER RESERVE FUND	STATE FUND	CAPITAL RESERVE REC. FUND	Tax Fund
i&T Prior Month Balance	585,115.60	299,523.64	97,622.99	216,042.20	227,452.39	432,992.24	100.13	5,299.93	36,549.38
i&T Revenues	730,194.60	293,816.84	18.35	\$30,466.47	42.58	38,663.70	-	-	1,324.80
i&T Expenditures	61,943.20	523,256.50	-	\$105,190.14	12,169.34	54.06	-	-	-
i&T Ending Fund Balances:	1,253,367.00	70,083.98	97,641.34	141,318.53	215,325.63	471,601.88	100.13	5,299.93	37,874.18
LGIT Prior Month Balance	2,072,786.42	-	-	-	1,470,536.77	1,031,506.38	562,259.64	-	-
LGIT Revenues	252,887.61	-	-	-	13.38	9.38	5.11	-	-
LGIT Expenditures	-	-	-	-	-	-	-	-	-
LGIT Ending Fund Balances:	2,325,674.03	-	-	-	1,470,550.15	1,031,515.76	562,264.75	-	-
LGIT CD Prior Month Balance	744,000.00	-	-	-	-	248,000.00	-	-	-
LGIT CD Revenues	-	-	-	-	-	-	-	-	-
LGIT CD Expenditures	-	-	-	-	-	-	-	-	-
LGIT CD Ending Fund Balances:	744,000.00	-	-	-	-	248,000.00	-	-	-
Netty Cash	-	-	-	-	-	-	-	-	-
Total Ending Fund Balance	4,323,041.03	70,083.98	97,641.34	141,318.53	1,685,875.78	1,751,117.64	562,364.88	5,299.93	37,874.18

B. POLICE REPORTS

Lt. Powell was present and submitted the police reports for the month and they were distributed to the Board. Ash had questions on all the false alarms that were on the report.

C. CORRESPONDENCE - The monthly Real Estate Transfer Tax Report was received and distributed to the Board.

D. PLANNING COMMISSION - The Commission met on March 1st

E. CONSORTIUM - No Report

F. DOWNINGTOWN AREA RECREATION CONSORTIUM - DARC did not have a meeting. They are working on some outdoor programs at the Township Park.

G. FIRE REPORTS - Jack Law was present. He stated that about 50% of the fire and EMS have been vaccinated. Law stated they cannot mandate the vaccination at this time.

H. CODES /FIRE MARSHAL - No Report

I. ZONING OFFICER - Jack Robinson, Assistant Zoning Officer along with Michael O'Brien have been working on several compliance items.

J. ZONING HEARING BOARD - The Zoning Hearing Board will meet on April 19 to hear the testimony for Capriotti's request for a second sign on the building at Brandywine Square. (near Mod Pizza)

K. PARK & RECREATION BOARD - No Report

OLD BUSINESS

A. LAND DEVELOPMENT

1. 600 Boot Rd - No Report
2. Madina Properties - No Report
3. Haverford Systems- Justin Henley of Haverford system has requested a time extension for recording of their plans for the 3,000 sq. ft. addition to their current building. The Board on a motion by Ash, second by Taylor, unanimously approved the 120 day extension.
4. 323 W. Uwchlan Avenue - No Report
5. Chick fil a - Under persons wishing to be heard.
6. 825 E. Lancaster Ave. -The documents for the sanitary sewer easement dedication will be presented for the April 21 meeting.
7. 951 Skelp Level - Under persons wishing to be heard.
8. Clovermill Project - Under persons wishing to be heard.
9. Kart - Unit 1 @ S. Chestnut Street - No Report
10. Ippolito - Old Kings Hwy West Project will be moving forward. The revised plans are in for a Pennoni review.

B. GENERAL GOVERNMENT

1. Verizon Franchise Renewal - No report.
2. Park Maintenance - The Park rest rooms will be open on April 15th.

C. HIGHWAYS

1. Maintenance - Pothole patching was completed.
2. Chestnut Street Bridge -Jack Law was present and stated the bridge is on target for opening on April 1st.
3. Boot Rd Bridge - No Report
4. Skelp Level Bridge - Pennoni has stated that it is proposed to let the bids around end of April.

D. HEALTH & SANITATION

1. DARA - DARA minutes were distributed to the Board.
 - a. A meeting was held at West Whiteland Township with the DARA members and managers to discuss moving forward with the planning portion of the proposed plant expansion. The manager was present on behalf of Township. Four of the member municipalities had previously agreed to complete the planning portion. Kelly stated that the East Caln Board of Supervisors has agreed to take part in the planning portion as well but it is not to be related as an approval to take part in the expansion. To ratify the action taken on a motion by Ash, second by Taylor, the Board unanimously agreed to participate in the planning stage.
2. Sewer Flows - The sewer flows were received for the 7th week was 472,151 GPD, the 8th week was 470,980 GPD, 9th week 473,588 GPD, and the 10th week was 481,908 GPD.
3. Individual meters - All meters are all operational.
4. Parke Run Interceptor - Pipe Data View is scheduled to video the line prior to taking over the maintenance of the Parke Run Line.

NEW BUSINESS

A. LAND DEVELOPMENT No Report

B. GENERAL GOVERNMENT

1. Resolution 2021-36 - The Resolution is to designate Library week from April 4 to April 10th. On a motion by DeLone, second by Ash, the Board unanimously adopted Resolution 2021-36.

C. HIGHWAYS - No Report

D. HEALTH AND SANITATION - The Chapter 94 report was prepared by Dan Daley, P.E. and filed with DARA .

E. EXPENDITURES - Bills for Approval

On a motion by Ash, second by DeLone, the expenditures were unanimously approved for payment as listed.

EXPENDITURES BY FUND	BILLS	PAYROLL	TOTALS
01- GENERAL FUND	220,616.22	15,294.76	235,910.98
08- SEWER REVENUE	4,209.49		4,209.49
30- CAPITAL RESERVE	9,830.44		9,830.44
31- SEWER RESERVE	25,980.00		25,980.00
35- STATE/ HIGHWAY	10,992.54		10,992.54
41- ESCROW	21,811.50		21,811.50
TOTAL	293,440.19	15,294.76	308,734.95

The Board set the next meeting for April 21, at 1:30 by Zoom.

On a motion by Ash, second by Taylor, the Board unanimously adjourned the meeting at 3:30 P.M.

Respectfully submitted,

Barbara M. Kelly, Secretary