

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
SMITH MANSION OAKBOURNE PARK, 1014 SOUTH CONCORD ROAD
April 16, 2007, 7:30Pm

In attendance were Supervisors Chair Carol R. De Wolf, Vice Chair Thomas A. Foster, and Charles P. Barber Police Commissioner; Township Manager Robert Layman; Westtown-East Goshen Police Chief John M. Dumond; Township Solicitor Robert F. Adams, and Township Planning Commissioner member Mark Purcell. There were four guests in attendance.

I. Call to Order.

As there was a quorum present Chair De Wolf called the meeting to order at 7:38 PM and led those present in the pledge of allegiance to the flag.

II. Approval of Minutes (April 2, 2007 Regular Meeting).

Mr. Foster made a motion, seconded by Mr. Barber, to approve the minutes of the April 2, 2007 regular meeting. Ms. De Wolf asked that the comments made by Mr. Wilson, concerning adoption of the ordinances pertaining to the building code be included in the minutes. Ms. De Wolf asked for public comment. Craig Kalemjian, representing the Robinson family, asked that his comments also be corrected. The Board of Supervisors unanimously approved the minutes of the April 2, 2007 regular meeting as corrected (Page 2 Section IV: correct to read- The proposal for the 60 plus acre tract on the west side of S. New Street is for 8 sections of cluster housing with 3 homes in each cluster; last sentence - Mr. Kalemjian said this is being discussed with several conservation groups; Page 3 Section VI:C third paragraph – Mr. Wilson stated that fee schedules were included in the ordinances as appendices and questioned if the fee schedules were being adopted. Mr. Layman responded that the ordinances the Board has adopted do not include the fee schedules and stated that the Township maintains its own schedule of fees).

III. Departmental Reports.

A. Westtown-East Goshen Police Chief – John M. Dumond.

Chief Dumond reviewed the March Police Report. He reported on an armed robbery at the Commerce Bank in East Goshen. The police are actively investigating the case and are meeting with the District Attorney to determine if they have enough evidence to arrest the suspects. Mr. Barber asked about the amount of alarm calls for 501 Skiles Boulevard. Chief Dumond responded that is Sunrise Assisted Living and he will look into this. Ms. De Wolf said she would like information on the incident on S. New Street where a truck forced two vehicles off the road and never stopped. She stated that the public should be aware that this happened.

B. Township Solicitor – Robert F. Adams .

1. Conditional Use Fair Share Properties Orvis Tract – Hearing Date.

Mr. Adams stated that the Conditional Use Hearing is for a proposed office/bank building on the Orvis tract on the east side of the proposed parallel road. A Conditional Use Hearing is required by the Township Zoning Ordinance for an office in the R3 Zoning District. Mr. Foster asked about the variances that will be needed for the office because of the location of the parallel road. Mr. Adams stated that the Township's agreement with Mr. Galbally dictated where the parallel road was located. The location has created an odd shaped lot which will require variance approvals in order to develop the lot. Mr. Purcell stated as the parallel road affects both the Orvis and Crebilly tracts he feels the Township Engineer should address this issue. The Conditional Use Hearing was scheduled for the Board's May 21st, 2007 regular meeting.

C. Planning Commission – Mark Purcell.

Mr. Purcell reported on the April 4, 2007 Planning Commission meeting. He stated that the Commission is recommending approval of the Westtown Mews/Swiss Farms lot line change. He also stated that the Commission's main concern with the Swiss Farms Land Development plan is the access onto Route 3. The Commission has completed the revisions to the A/C zoning district and the overlay for the CCRC. Mr. Purcell stated that Mr. Snook has some minor revisions to make to the ordinance and when that is completed the Board will receive the zoning revisions for their review.

D. Financial Report – Robert Layman.

Mr. Layman reviewed the March Financial Report. He stated that at the end of the first quarter the revenues are up but so are the expenditures. One of the reasons for the increase in the expenditures is the restoration of the Stokes Assembly Hall due to the mold problem. He stated engineering fees are lower and the tipping fees for trash have not increased.

IV. Public Comment-Non Agenda Items.

There was no public comment.

V. Old Business:

Mr. Foster advised those present that the Board has met with DEP to discuss updating the ACT 537 Plan for the public sewer project. He stated that meetings will be held with the residents to discuss the project and the financial obligations involved. Ms. De Wolf said the Board will hold separate meetings in May and June with the neighborhoods in the eastern end of the Township that are involved in the first phases of the sewer project.

VI. New Business:

A. Approve Change Order No.1 Pennbrook Construction, Inc. Stokes Assembly Hall in The Amount of \$9,890.00.

Ms. De Wolf stated that this change order is for the mold restoration work in the Stokes Assembly Hall.

Mr. Foster made a motion, seconded by Mr. Barber, to approve Change Order No.1 for Pennbrook Construction, Inc, Stokes Assembly Hall in the amount of \$9,890.00. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the change order.

B. Execution of DCED Grant for Oakbourne Mansion in the Amount of \$25,000 and Execution of DCED Grant for Oakbourne Park in the Amount of \$25,000.00.

Ms. De Wolf stated that the grant for Oakbourne Mansion is for restoration of the floors. Mr. Layman said the grant application also included work on the floor beams, roof, gutters and downspouts.

Mr. Foster made a motion, seconded by Mr. Barber, to approve execution of the DCED Grant for Oakbourne Mansion in the amount of \$25,000.00. Ms. De Wolf asked for public comment. There was no public comment. The Board unanimously approved execution of the grant Application.

Mr. Layman stated that he had received notice of a second grant today for Oakbourne Park which also needs approval. This grant is for work to be done at the tennis courts, purchase of picnic tables, receptacles for rubbish and a maintenance cart. He stated that this grant is also in the amount of \$25,000 dollars and both grants are through Senator Erickson's office.

Mr. Foster made a motion, seconded by Mr. Barber to approve execution of the DCED Grant for Oakbourne Park in the amount of \$25,000.00. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved execution of the grant application.

C. Approve Stormwater Maintenance and Monitoring Agreement SS. Simon & Jude.

Mr. Foster asked if Mr. Adams had reviewed the agreement and is agreeable to not requiring financial security. Mr. Layman stated that Mr. Adams has reviewed the agreement and feels the maintenance and monitoring agreement is acceptable in lieu of financial security.

Mr. Foster made a motion, seconded by Mr. Barber, to approve the Stormwater Maintenance and Monitoring Agreement with SS. Simon & Jude. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the agreement.

D. Approve Escrow Release No. 14 Tract 2001-5 McCawley Jefferson at Westtown Malvern Bank in The Amount of \$16,271.00.

The escrow release is for required landscaping at the bank.

Mr. Foster made a motion, seconded by Mr. Barber, to approve escrow release No. 14 Tract 2001-5 McCawley Jefferson at Westtown Malvern Bank in the amount of \$16,271.00. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the escrow release.

E. Approve Preliminary/Final Lot Line Revisions Tract 2006-3 Westtown Mews/Joseph Reich (Swiss Farms).

Ms. De Wolf stated that the lot line change creates a change in zoning from R3 to C1. The zoning change will be reviewed by the Planning Commission. The Board will approve the lot line revision conditioned on a revised plan showing correction of the calculations of existing non-conforming impervious coverage and the non-conforming impervious coverage resulting from the lot line change and review of that plan by the Township Engineer.

Mr. Foster made a motion, seconded by Mr. Barber, to approve the preliminary/final Lot Line revisions for Tract 2006-3 Westtown Mews/Joseph Reich (Swiss Farms) contingent on a submission of a revised plan showing corrected calculations of existing non-conforming impervious coverage and the non-conforming impervious coverage resulting from the lot line change and review of that plan by the Township Engineer. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the Preliminary/Final Lot Line Revision for Tract 2006-3 as conditioned.

F. Approve WEGO DROP's Revised Amendment.

Ms. De Wolf stated that the Board had previously approved the DROP's program. She stated that an amendment has been presented by East Goshen which is in our best interest to approve.

Mr. Barber made a motion, seconded by Mr. Foster, to approve the revised amendment to DROP's as presented. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the DROP's amendment.

VII. Public Comment (All Topics).

There was no public comment.

VIII. Payment of Bills.

On the motion of Mr. Barber seconded by Mr. Foster, the Board of Supervisors unanimously approved payment of the bills as presented.

IX. Adjournment.

On the motion of Mr. Foster, seconded by Mr. Barber, the meeting was unanimously adjourned at 8:22 Pm.

Respectfully Submitted,

Robert Layman
Township Manager