

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING  
STOKES ASSEMBLY HALL, 1039 WILMINGTON PIKE  
January 21, 2007, 7:30Pm

In attendance were Supervisors Chair Thomas A. Foster, Vice Chair Carol R. De Wolf, and Charles P. Barber Police Commissioner; Township Manager Robert Layman; Westtown-East Goshen Police Sergeant Richard Gorman; Township Solicitor Robert F. Adams; Township Planning Commission Member Elaine L. Adler; and Oakbourne Mansion Commission Chair Jason Lisi. There were 23 guests in attendance.

**I. Call to Order.**

As there was a quorum present Chair Thomas Foster called the meeting to order at 7:32 PM and led those present in the pledge of allegiance to the flag.

**II. Approval of Minutes (January 7, 2008 Organizational Meeting & Regular Meeting).**

Ms. De Wolf made a motion, seconded by Mr. Barber, to approve the minutes of the January 7, 2008 Organizational and Regular meeting. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the minutes as presented.

**III. Departmental Reports.**

**A. Westtown-East Goshen Police Sergeant Richard Gorman.**

Sergeant Gorman presented the Police Department Report and gave the statistics for Westtown for December.

**B. Township Solicitor – Robert Adams.**

**1. Grant Extension for Fair Share Properties Conditional Use.**

Tom Galbally was in attendance for Fair Share Properties.

Mr. Adams stated that Fair Share Properties was granted Conditional Use on August 6, 2007 for the development of the east side of the Orvis tract on Route 202 north of W. Pleasant Grove and south of Stetson Middle School. The developer is requesting a six month extension for the Conditional Use. Mr. Galbally stated that they have not started to prepare the land development plan for the office building as they do not have a tenant at this time. He is hopeful they will have a tenant within the next six months. The connector road was discussed. The northern section that connects with Fair Share Properties has been designed but the section which will connect to the Stetson jug handle has not. This will need to be addressed.

Ms. De Wolf made a motion, seconded by Mr. Barber, to grant a six month extension to Fair Share Properties for their Conditional Use. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the extension.

**2. Approve Dedication of Sewer-Right-of-Way Tract 2000-14 Mears 590 S. Chester Road.**

Mr. Adams asked that this item be tabled for further review.

**C. Planning Commission – Elaine Adler.**

Mrs. Adler reported on the January 9<sup>th</sup> Planning Commission Meeting. She stated that the Commission completed their review of the Conditional Use Applications for Presby

Homes and Crebilly Farms. The Board of Supervisors has received a letter from the Commission with their recommendations, suggestions, and concerns for both Conditional Use applications. Mr. Foster asked if a Commission member would be testifying at tonight's hearing. Mrs. Adler responded that Kevin Flynn would be testifying. Mrs. Adler stated that the Commission will review East Bradford's Official Map and continue review of the Lighting Ordinance at this week's meeting.

**D. Oakbourne Mansion Commission – Jason Lisi.**

Mr. Lisi reported on the January 15<sup>th</sup>, Commission meeting. He stated that because of the success of the events surrounding Chester Day the Commission feels that a re-organization of the Commission would help in accomplishing the tasks before the Commission. These tasks include: developing a marketing plan, upgrades to the Mansion website, applying to have the Mansion on the State/National Historic Register, and working on grant applications. The structure would change from the current six member board to a three member board with four- sub committees. This structure will enable volunteers to work on the committees that they will have time for and can use their expertise. The three member Board will be made up of the community members who wish to serve in this capacity. Mr. Lisi stated that the current Commission members expressed their willingness to serve on the various sub-committees and that Mrs. Foster and Mrs. Barber both indicated they would be willing to serve on the board. Mr. Foster said he feels this is a good plan as there would be a small group of voting members who would direct the functions of the sub-committees. The Board of Supervisors would have to dissolve the current structure and re-appoint the voting members. The appointments would not have to be made tonight as the positions are opened to other members of the community. Ms. De Wolf stated she has serious concerns with going from a six member board to a three member Board that would be appointed by the Board of Supervisors of which there are three members two of whom have wives involved with the Commission. Ms. De Wolf stated that she does not think a three member board is better and feels there is a conflict of interest when you place two wives of Supervisors on the Commission. The current Commission has two Supervisors wives, two Township employees and two Township residents. She stated the work that Jason Lisi has done and the work that Patrick McDonough is doing now is very important. I see problems already on that Board and their ability to communicate clearly. Mr. Foster asked Ms. De Wolf if she is suggesting that there is a conflict of interest because the executive committee would exist with three people or the people that would be on it. Ms. De Wolf said she does not personalize; that she looks at the rules and the things that she has heard and the phone calls she has had. She stated that a three member board would create more issues and would not solve the task at hand. Mr. Foster asked her if she would care to be more specific. Ms. De Wolf stated that she does not want to lose the current members and if you go to three somebody has to go. They would lose their voting rights. If you give your wives and one other person the voting rights you have taken the rights from six to three. Mr. Foster asked Ms. De Wolf how the Commission is going to accomplish what it wants to do without enough people. Ms. De Wolf stated that that she has a fear and lack of trust with a three member board. Ms. De Wolf also said she would have to decide with her fellow Supervisors who would get the position. Mr. Foster said yes the Board would appoint and it may or may not be the names that were mentioned this evening. Ms. De Wolf said there is no reason for a three member board. The reasons that were given in the memo the Board received were about accomplishing the tasks that had to be done. Mr. Foster said he has been attending the Commission meetings and asked Ms. De Wolf if she is volunteering for that task. Ms. De Wolf said she would be uncomfortable doing that and there should be a separation between the Commission and the Supervisors. If representation is needed John Wilson and Helen Greer are on the Commission. Mr. Foster asked Mr. Lisi how he feels about this issue. Mr. Lisi responded that personally at the Commission meeting he defaulted to the ideas of the members who were more adamant about the change. He stated as a Commission we act as a whole and that is what we voted on. This is a recommendation that we are presenting to the Supervisors that can or cannot be accepted. He stated I am here to present what was discussed and approved by the majority. Mr. Barber said he has been listening to Ms. De Wolf and asked Mr. Lisi if there is that much disagreement on the Commission as he had stated it was a majority vote. Mr. Lisi said if pressed to answer

that this issue is relating to the Chester County Day events as some members did more than others but were also in a position to do more. He stated that he is the newest resident on the Commission and does not have the knowledge of the community as others do. He stated that he does not see the need for the restructuring but is defaulting to the residents who have been here longer and know the Township better. Mr. Barber asked if there has been successful funding rising in the past. Mr. Lisi responded there has not been. Ms. De Wolf said the Commission has done good work and asked that this issue be discussed in a workshop. Mr. Barber and Mr. Foster both expressed that they were unaware that there were any issues with the Commission.

Mr. Pavelchek, 1050 S. New Street, who has been involved with the Friends of Oakbourne for a number of years stated that the accomplishments of the Mansion Commission are laudable and has moved them in the right direction. He also stated he does not like to see that they are running up against the same thing as the Friends of Oakbourne which is getting more people involved. Mr. Pavelchek said this is a big problem with volunteer organizations in this Township. He stated what is needed more than reorganization or anything else is more people involved in order to redistribute the work. It is difficult to work on all aspects with a limited amount of people involved; success draws people in. Mr. Foster agreed with Mr. Pavelchek and said that volunteers have come forward but don't have the time to be on a full time Commission. He stated this is what engendered a small board with sub-committees so volunteers could donate their time when needed.

**E. Parks Advisory Group – Leonard Tehrani.**

Mr. Layman reported that Parks Advisory met on January 9<sup>th</sup>. Discussions were held on programs for the year. Mr. Layman stated that Parks Advisory was informed that they would have to provide the funding for any programs.

**IV. Public Comment-Non Agenda Items.**

There was no public comment.

**V. Old Business:**

There was no old business at this time.

**VI. New Business:**

**A. Approve Escrow Release No. 6 (Final) 1645 West Chester Pike in The Amount of \$26,468.00.**

Mr. Foster stated that the escrow can be released as it has been approved by the Township Engineer and that Mr. Donnelly has no outstanding financial obligations to the Township.

Ms. De Wolf made a motion, seconded by Mr. Barber, to approve escrow release No. 6 (Final) in the amount of \$26,468.00 for 1645 West Chester Pike. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the escrow release.

**B. Approve 2008 URS Service Contract.**

Mr. Foster stated that this contract is for general engineering services for 2008 but that there are several contracts on going contracts at this time.

Ms. De Wolf made a motion, seconded by Mr. Barber, to approve the URS 2008 Service Contract with the condition that only one consultant attend Township meetings when necessary. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the 2008 URS Service Contract as conditioned.

**VII. Public Comment (All Topics).**

There was no public comment.

**VIII. Payment of Bills.**

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

**IX. Adjournment.**

On the motion of Ms. De Wolf, seconded by Mr. Barber, the meeting was unanimously adjourned at 8:15Pm.

Respectfully Submitted,

Robert Layman  
Township Manager

At this time Mr. Adams opened the Presby Conditional Use Hearing. (Transcripts available, when completed, at the Township office).