

**Meeting Minutes of April 15, 2004
Board of Supervisors**

Chairman McCaffrey called the Board of Supervisors Meeting of April 15, 2004 to order at 7:30 p.m. and then led those present in the Pledge of Allegiance. Roll call of the Board of Supervisors by the Township Manager noted Chairman McCaffrey and Supervisor Obernier in attendance. Vice-Chairman Lindborg arrived at 8:05 p.m. The following individuals were present to represent the various departments: Ronald A. Rambo, Jr.; Township Manager, Capt. Walter M. Werner; Chief, Dale Barnett; Codes/Zoning Officer, and Thomas Eells; Director of Public Works.

Acceptance of Minutes from Precious Meetings

The first order of business to address was the Acceptance of Minutes from April 1, 2004. The Minutes of April 1, 2004 were tabled.

Appointment of Part-Time Officer

The next item on the agenda was the Board of Supervisors to appoint Wesley W. Holman as a part-time officer of the West Brandywine Township Police Department. Wesley W. Holman was then sworn in as a part-time officer.

Treasurer's Report

Manager Rambo presented the Treasurer's Report for the month ending March. There were no comments made.

General Fund.....	\$93,380.39
Solid Waste and Recycling Fund.....	\$137,830.95
Capital Reserve Fund.....	\$938,209.15
Construction Sweep Fund	\$2,0184.59
Developer Escrow Fund.....	\$352,966.91
State Liquid Fuel Fund.....	\$4,808.36
Operating Reserve Fund	\$80,199.87
Police Pension Fund.....	\$951,278.23
Non-Uniform Pension Fund.....	\$185,230.36
Payroll Fund.....	\$11,838.76

Public Comments (those individuals requesting to be on the agenda)

Marc Jonas, Esquire and the Elliot Building Group are in attendance with regard to the Ridings of Hibernia Tract. They were in attendance to ask the Board to grant an extension of the five-year period that normally applies to approved subdivisions and land developments. The plan was approved in 1989. The extension will allow them to take the original preliminary plan and revise them in accordance with the current codes. He noted that in Section 508 there are specific provisions that refer to the ability of the Township to grant an extension and they may do this by expressing granting a decision or simply by conduct and noted there is a statutory basis for the Township to grant an extension for a five year period either by formal motions or by conduct.

Chairman McCaffrey stated that he didn't want to exhibit any conduct that could be misconstrued as approving the extension without going through the approval process. Marc Jonas noted they have made the presentation before the Planning Commission and felt that the Planning Commission had no objections about the request going onto the Board of Supervisors. The Supervisors have not yet acted on the request.

Mr. Jonas gave a brief synopsis of their plan. The site is 117.73 acres. In 1989 the plan that was approved was under the R2 district, with 20,000 square foot lots, the Township then approved 98 lots and there were no contributions of fees in-lieu-of required improvements. The current plan before the Board is under R2 with 20,000 square foot lots and only 91 lots (seven lots less than what were approved in 1989) with 700 linear feet less in road. They are proposing 60.19 acres of open space. Mr. Jonas noted he answered the questions that were presented to them by the Planning Commission and as a result the Planning Commission recommended they move onto the Board of Supervisors. Mr. Jonas was asked by the Planning Commission and the Township Manager, that as part of the conditioned approval that the conditions outlined in the letter dated April 12, 2004 from the Elliott Building Group be met. The Elliot Group is requesting that the Board make a motion to approve the extension that they will take the original plan from 1989 and still go through all the reviews and processes. Mr. Jonas then outlined their plan with a PowerPoint presentation.

Chairman McCaffrey explained that there is a difference between open space you are forced to leave open because it is hydric soil or wetlands and asked the percentage of the space that is usable open space. He felt that they used ordinances from the past when it was advantageous; in other places they used current ordinances and noted the difficulty in being able to tell without further examination of the plan. The current ordinance does not allow people to include open space that is not open space. Areas that are less than 150 feet are not calculated into open space. Mr. Jonas stated that the open space does not completely comply with the regulations of the Township and which is why they are contributing \$100,000 fee in-lieu-of open space. They did not include the basins in the open space, but the amount of area that was subtracted from the amount of open space for the basins was not known. The sewer beds were calculated in an open space area. Chairman McCaffrey pointed out that the ordinance states "a portion of this may be granted as a waiver by the Board," and would like to know how much this would add to the shortfall of open space in the design.

Chairman McCaffrey noted they should include as one of their waivers that the recreational area that is normally provided for homes that are on smaller lots that the amenities and open areas are

not there or the non structured recreational activity that is to be provided. The wetlands would have to be usable and asked what the calculation would be of how many acres of that would be required for the number of dwellings that are in this subdivision. The open area keeps diminishing with the basins, seepage beds, wetland, etc. Mr. Jonas will provide the Board with the calculated open space. Mr. Jonas noted a list of waivers was provided so that the Board would know prior to taking any action on the requested extension.

The question was proposed, that should the Board not grant an extension, would they go ahead and build according to their original plan or go back and resubmit an original plan and start over. Mr. Jonas noted they would go back and resubmit to do a preliminary plan, a plan that follows the ordinance or seek variances based upon certain things. Some of the flexibility they have and some of the offers they have made would vanish because that money would then be applied to the costs.

The question was asked, "If the plan were fully compliant with today's ordinance then what would the plan look like." Chairman McCaffrey would like to see them come up with an alternative plan. Mr. Jonas felt that the cost would be a factor in doing that. Chairman McCaffrey was willing to give up a percentage of the money they offered to give the community to come up with an alternative plan.

Mr. Jonas suggested that with the information provided with the open space difference and the playground area and the Board's decision as to whether to accept the requested extension with these offered conditions is something that is worthwhile and a tradeoff in the community.

Chairman McCaffrey felt that the plan is a new plan that the only thing consistent with the old plan are the 20,000 square foot lots. Vice-Chairman Lindborg feels that it would be advantageous for John Snook to take a look at the plan to see if there would be a way to enhance the plan in a way that would benefit the community.

The Planning Commission passed it on to the Board of Supervisors as a concept, not as a finished plan and felt that it was the Board of Supervisors decision to see where they want to go from there. Steve Jakatt of the Planning Commission noted they recommended passing the plan on to the Board of Supervisors; he personally was not in favor of the plan. Manager Rambo suggested that John Snook look at this and they come up with a written consensus between the Board.

Chairman McCaffrey moved onto the second item under Public Comments. Craig Poff of Bentley Communities is in attendance to talk about the Special Sewer Study currently underway by his organization. Craig Poff noted that the next step after receiving comments from the Township staff and Planning Commission was to advertise for public comment. There is a thirty-day period for public comment. By authorizing the Special Study to advertise for public comment in no way commits the Township. The changes that were requested by the Township's Engineer have been made. The Special Study information will be made available to the public once the response has been made with the thirty-day period for public comment. The Board of Supervisors is not committed until they pass a resolution, after the advertisement and the thirty-day period for public comment, Craig Poff will come back to the Board and request action of the Special Study. Manager Rambo will forward the two letters that were sent to the Township onto Ross Unruh for review and comment.

Manager Rambo requested they discuss the correspondence received from Ross Unruh, Esquire dated April 6, 2004, with regard to the Bentley Projects and the Special Sewer Study currently underway. Ross Unruh noted the history of Bentley with the Township that the Conditional Use Hearings for the Culbertson application started in August 2002 and the Swinehart Application started in the spring of 2003. Since the completion of the Special Study there has been discussions on two major issues, one was regarding sewage, which is outlined in Ross Unruh's April 6, 2004 letter. Ross Unruh noted the purpose of the letter was so they wouldn't get stuck waiting for something that might not happen.

Manager Rambo noted that John Good, Esquire has not reviewed the letter yet. Vice-Chairman Lindborg would like to receive John Good's comments on the letter prior to making any decisions. Manager Rambo noted he sent a letter to Ross Unruh denoting that he couldn't recommend moving forward with the Special Study until the Township receives the final draft copy and is reviewed by the Township's Engineer. The Manager noted that he had just received the final draft copy.

Ross Unruh noted that it would be Bentley that would put the advertisement in the paper of the Special Study and would like the Board's approval to move forward to place the ad. Chairman McCaffrey felt that Pennsylvania American has made no effort to give the Board any assurance that we can depend on. Manager Rambo noted that the Municipal Authority has sent letters to Pennsylvania American and the participants to the original project, people who bought capacity to see what their thoughts are with regards to the ability of Pennsylvania American to furnish capacity and treatment and also the ability of the original participants to sell back or reallocate sewer capacity. The Authority is waiting for their responses.

Craig Poff noted they are willing to go with Pennsylvania American as long as it is a viable alternative; unfortunately the capacity does not exist now, but may exist in the future. They would like the Board to agree for them to advertise the Special Study; this is just a thirty-day period in which to receive comments on the plan. The Board already made a decision for Alternative 2 during the Conditional Use Hearing for on-site treatment. Craig Poff noted they are showing a lot of good faith and effort towards the Township to provide valuable community services on their plan and requested that the Township not hold up a scenario that may or may not happen in their lifetime.

Vice-Chairman Lindborg explained he is only looking at holding the decision off for two weeks. Chairman McCaffrey agreed with Craig Poff even though he voted against his plan, but wanted to wait for John Good's comments. Craig Poff noted that the Special Study is considered a work in progress until the Board approves it, then it will be finalized. Craig Poff noted they are behind according to their schedule of events they had previously outlined.

Manager Rambo noted that the Special Study that will be reviewed by the public is the copy that has been reviewed by the Engineer and accepted as the latest draft, which just came to him and has not had time to review it. Craig Poff noted there were only minor changes. The document will be at the Township for the public's review and comment. The Board was in agreement that upon the

receipt of a letter from John Good with his comments that everything is satisfactory, the Board will give their approval for the Manager to send a letter to Ross Unruh to advertise the Special Study.

Chairman McCaffrey would like a letter sent to Pennsylvania American to someone at a higher level to ask for a response of what Pennsylvania American's intent is. Manager Rambo noted the Township is currently reviewing Pennsylvania American's Act 537 for submission to DEP.

Correspondence/Communications - Information to Act Upon

The Board of Supervisors is in receipt of a sketch of the proposed parking with regard to the Dr. Gotlieb parcel on Route 322. Dr. Gotlieb was asked to modify the parking; add parking in the rear, and add a berm, keeping the residential look to the property.

The Township is in receipt of resignation letters from Gail and Andy Woods of the Historic Commission. Vice-Chairman Lindborg made a motion to accept the letter of resignations. Chairman McCaffrey seconded the motion. Board Members Lindborg, McCaffrey, and Obernier all voted aye.

Gary Mulvania of Lauren Lane has forwarded the Township an email with regard to his interest to serve on the Township's Parks and Recreation Board. The Board would like to meet with Gary Mulvania and request his presence at the next Board of Supervisors meeting.

Dallas Krapf of Krapf Bus Companies has forwarded the Township correspondence with regard to the Route 322 and Springton Road intersection. Manager Rambo suggested they speak with PennDOT for their suggestions. The Manager will write a letter to let Dallas know that this is being looked into with the Act 209 study.

The Township is in receipt of correspondence from the West Brandywine Township Police Association with regard to the commencement of collective bargaining for a new contract that would become effective January 1, 2005. The Board gave their approval to begin negotiations for the new contract.

The Board of Supervisors has been invited to attend the opening ceremony of the Caln AA on Saturday, April 17, 2004 at 9:45 a.m. Supervisor Obernier will attend the ceremony.

Thomas Anderson, Municipal Pension Specialist, has forwarded the Township correspondence with regard to an upcoming piece of legislation, House Bill No. 2467, and has suggested that Township support the bill and send letters to the local State Legislature and Senate seeking support. Vice-Chairman Lindborg motioned for the Manager to write a letter of support for House Bill No. 2467. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier, and McCaffrey all voted aye.

The Township is in receipt of waiver requests from E.B. Walsh & Associates, Inc. for the Coatesville Area Regional Catholic Elementary School. The waiver requests as outlined in the letter dated March 29, 2004 noted they are requesting the waiver regarding buffer so that they can continue to contract the farmer to farm the land. Supervisor Obernier asked that when they no longer contract to farm the field would they be okay with the condition that then they would place

the buffer. Andy Eberwein of E.B. Associates answered yes. They also were requesting waivers regarding lighting and would like the Chief of Police to look at where they would like emergency lighting to stay on at night. The final waiver request was regarding site analysis and viewsheds.

Supervisor Obernier was concerned that they have sufficient parking and the ability in the future to add parking if necessary. Andy answered yes, but they don't anticipate it. There would be ample parking at St. Peter's; they don't have functions simultaneously. Supervisor Obernier made a motion to be able to reduce the light lumens, to meet with Township representatives to discuss safety lighting and what lights need to remain on, and also put a condition that should the farming cease that the vegetation be placed in the areas where required and trees removed. Vice-Chairman Lindborg seconded the motion. Board Members Obernier, Lindborg, and McCaffrey all voted aye. The waiver requests will be forwarded on to the Township Engineer for his comments.

Information to Note

The Township is in receipt of correspondence from Ross Unruh, Esquire with regard to the Bentley Projects and the Special Sewer Study currently underway. This item was discussed earlier in the meeting.

Airworks Company has forwarded the Township correspondence with regard to the Gun Range Exhaust System and their plan to correct the problem. The Township Staff will oversee their work to ensure that it is corrected properly.

Signal Service has completed its yearly preventive maintenance and relamping of the Township's Traffic Signals and has forwarded a list of items that need to be addressed. Manager Rambo noted this has been forwarded onto the Director of Public Works.

Caln Township has forwarded correspondence to the Township with regard to its ACT 209 LUAR. Caln had no comments.

Adjournment from Township Meeting & Opening of Public Hearing

Chairman McCaffrey moved to Adjourn from the Township meeting at 9:20 p.m. and Open the Public Hearing at 9:21 p.m. Hearing for Ordinance No. 04-02, adoption of State's Uniform Construction Code. Manager Rambo noted they have to adopt everything that is stated within the code itself. There are ten different parts that must be adopted as required by the state.

Dale Barnett, Codes/Zoning Officer stated there are certain sections that can be amended. Manager Rambo noted that if you have issues, it would have to be done by the end of July. You have to opt in and adopt so that you can enforce it. Vice-Chairman Lindborg was concerned about adopting something that would become intrusive to people. Manager Rambo explained that we currently have the BOCA Maintenance, BOCA Plumbing & Mechanical. Instead of saying BOCA it will say ICC. If you don't opt in, then L&I or another third party would do it.

An audience member asked if Act 45 specified the timeframe for consideration, review, and turning around building permit application. Manager Rambo answered yes.

The audience member asked that the Board might want to make sure that straightforward adopting it doesn't advocate provisions of the Zoning Ordinance regarding permitting. Dale Barnett stated that the zoning permits requirements are entirely ... in effect, what we are adopting is if they have something in place now by Ordinance is stricter than what we are going to be adopting, then we can keep that.

Jesse Edwards asked if this is only on new construction. Chairman McCaffrey believes that it is for someone who is going to make a substantial repair, add an addition to their home, or make structural changes, than it would fall under this. This will make sure that the contractor is doing it properly. This Ordinance does not cover Occupancy or Resale Permits. Chairman McCaffrey explained if they don't adopt this, then they will not be able to do building inspections, a third party would inspect it, the same regulations would still apply.

Jesse Edward was concerned about someone selling their home and having to do things they couldn't afford. Vice-Chairman Lindborg stated that is a different issue. Chairman McCaffrey noted that this is simply choosing if you want the Township to enforce the State Code or the State to enforce the State Code. There were no further comments regarding Ordinance No. 02-04.

The next Hearing to address was for the Land Use Assumptions Report (LUAR) in conjunction with the ACT 209 Study. John Snook noted that the Transportation Advisement Committee is working with McMahan Associates on the Act 209 Transportation Study, which will enable the Township to collect fees from builders/developers in the future to contribute towards improvements. One of the requirements for Act 209 is to conduct a LUAR, which is the basis for determining future traffic problems. This will be used to determine future transportation improvement needs, the cost of which is the biggest percentage of the fee. The total cost of future improvements are or a proportion of it is contributed to the anticipated future development, that is how you get a per trip fee. Marie Pantalone of McMahan Associates was in attendance to answer any questions. The Act 209 LUAR was completed and forwarded to the Board on February 26, 2004. The report was submitted as required by law on March 1, 2004 to all the surrounding municipalities, Coatesville Area School District, and the Chester County Planning Commission for a thirty-day review and comment period that ended on April 1, 2004. They only received on comment back from Caln Township that had "no comments." The next step would be for the Board to consider and adopt the LUAR. This would give the traffic consultant to continue the development of the capital facilities improvement plan, to bring us further on down the line to ultimately be able to collect the fee.

The key focus of the report is the estimation of future development within a ten-year time frame. It includes an introductory section describing the two transportation service area's of the Township that were devised for the study and the roads that are in need of studying. The Township is divided into two service areas that include Transportation Service Area North (6.9 square miles) and Transportation Service Area South (6.4 square miles), the areas being divided by Lafayette Road and Beaver Creek Road. Act 209 limits the size of any one Transportation Service Area to seven square miles. The only way that the entire Township could be studied and fees could be collected for the entire Township is by having two study areas within the study. The estimation for future development is also divided by study area so that Marie and her staff can estimate future trips and capital improvements by study area.

The next key thing that the LUAR does is look at existing land use as a starting point to estimate what will happen in the next ten years. This process was started by Resolution in November 2003 and there is a certain time frame for completion. The report runs from November 2003 through November 2013. The existing land use is intended to be a snap shot of land use as of November 2003. Since the report was first drafted this has been updated to include the ongoing efforts of the Township's Comprehensive Plan. Upon the Township's adoption there will not be any further revisions.

The existing Land Use element doesn't show anything surprising, it shows what has been seen in West Brandywine Township for years, somewhat surprising is that well over 60% of the land is still in woodland, agriculture, pasture, or meadow. Single-Family Residential makes up 25% of the land use. The study is projecting radical change from the current picture; a mix of residential types and substantial non-residential development that does not exist today.

The report projects future compilation, over the same ten-year time frame in order to be saved from challenge (e.g. if someone should challenge the fee), they not only have to project a reasonable amount of future development, it would have to be in sync with the amount of population growth they are projecting.

The Population Summary chart shows historical population data, projections, an estimate for 2003, and projection for 2013. From 1980 to 2000 WBT saw steady growth at 3% per year. The Chester County Planning Commission (CCPC) projected future population for 2010 and 2020, which bridges over the Plans 10 year period. CCPC projected much lower, they projected 9,510 by 2020. The LUAR projected 10,800 by 2013. The County is projecting the same growth per day, which results in a decreasing percentage. The reality is, that the data collected and the development already in the planning stages surpasses the County's assessments. John Snook noted that their 2003 projection is based on the increase over the 2000 census that requested actual building permits all of which were single-family homes. The 2013 population amount is a geometric projection that is a continuation of the 3% per year annual growth rate that has occurred over the last twenty years. When they compare that projection to the amount of development that is anticipated based on the current trends, they are proportionate. The purpose of the LUAR and the Act 209 Study is that they have to project what is reasonably feasible based on current conditions.

The final section of the report is the estimation of future development potential. The estimation of future development reflected a comprehensive look at all the main developable parts within the Township. This was based on one of two things, either plans already in the pipeline or what the zoning permits. John Snook then outlined areas on his map and the percentage of probability they would be developed by 2013. They selected the most likely result based on economic conditions and also select what would generate the highest yet reasonable trip numbers; single-family dwelling have the higher trip rates. When you look at the future development potential 2003-2013 Township Totals you see the build-out and anticipated total, which reflects all these various rates from estimated likelihood. The estimate of development of future properties is based on existing zoning, constraint, and the character of the surrounding neighborhoods. The "Build-Out" potential in not in fact a total potential build-out under zoning because of those properties they are estimating to have one house, could have more than one house if they were able to overcome the

constraints. For purposes of the Comprehensive Plan they will further fine-tune the “Build-Out” which will be a more complete build out. For purposes of the LUAR report this is a likely potential build out. The report is saying that 60% of the potential build-out with the current zoning is likely to happen over the next ten years. The reason that this is so high is because a large percentage of that is already proposed.

Based on comments received from Marie, minor corrections have been made to the map and noted they have eliminated some discrepancies between the chart and the map.

Chairman McCaffrey was concerned about the classification of the streets, two that were classified as “rural minor collector” includes Cedar Knoll and Springton Road. Cedar Knoll is being utilized more now than in the past because the entrance to the County Park is there and feels this will have more traffic and asked if there is a way to change its classification.

Marie noted they will look at the level of traffic that each road carries under various conditions, existing and future conditions, if it is determined that there are capacity improvements needed that will also be evaluated. Chairman McCaffrey explained that Cedar Knoll would have to be considered inappropriate now because the road is a dead end. Marie noted that if you change the designation of the roadway, such that the cart way width is now a plus standard, then it would be considered an existing deficiency.

For the purpose of the LUAR, the narrative on pages two and three of the Act 209 LUAR Report is simply a statement of the fact of the current destinations. The destinations that are quoted in there are informational only, it simply tells you what the classifications are. There are different classifications depending on the source e.g. federal classifications, functional classifications; they are not entirely the same.

Manager Rambo asked if it was correct that the Assumptions per development were based on current zoning and through use of the computer to take out any adverse conditions, such as slopes. John Snook answered yes. On any track already in the pipeline they used actual composed numbers. On the properties where they haven’t seen any proposal they estimated the net out in accordance with the Township’s ordinance using the computer, so it was based on generalized mapping, wetlands, hydro soils, steep slopes, etc. All the things that are netted out by the ordinance were netted out by the computer to get net track acreage for each property. This was multiplied times the available multiplier under zoning which is different by zoning district to generate the build-out number. Some of the properties show zero as did the build-out because their net-out was so severe. Where there is no more development allowed they also put build-out zero and anticipated as zero. All those issues were taken into account property by property. The computer approach has turned out to be very close to the actual proposed number of houses for a tract of property. When you are averaging, when you consider that the numbers may be slightly off on any one property, averaging over the entire numbers that were analyzed they should be very reasonable. There were no further comments from the Public or from the Board.

Adjournment from Public Hearing & Re-Opening of Township Meeting

The Public Hearing was adjourned at 10:12 p.m. with a motion made by Chairman McCaffrey, seconded by Vice-Chairman Lindborg. Board Members McCaffrey, Lindborg, and Obernier all

voted aye in favor of the adjournment of the Public Hearing. Chairman McCaffrey re-opened the Township Meeting at 10:13 p.m.

Reports of Departments

The Chairman then moved onto the Reports of Departments for the month of March 2004. Walt Werner was present from the Police Department to give the police report. There were no comments. Tom Eells was present to give the report from the Road Department. There were no comments. Dale Barnett gave the report from the Buildings/Codes Department. No comments were made. Manager Rambo then gave the reports of the Fire Marshal, Martins Corner Fire Department, and Wagontown Fire Department. There was no report from East Brandywine Fire Department. There were no comments.

Reports of Organizations, Boards and Commissions

Chairman McCaffrey moved onto Reports of Organizations, Boards, and Commissions for the month of March. John Cassels gave the report of the Planning Commission. There were no comments made. Manager Rambo gave the report of the Historic Commission for February 2004. The Historic Commission's Chairman and Secretary spoke with the Manager and Dale Barnett with regard to the Commission itself. There were no comments made. There was no one present from the Parks and Recreation Board. Manager Rambo noted the Annual Easter Egg Hunt was a success. Manager Rambo gave the report of the Municipal Authority noting they are getting estimates together for the repair of the Monacy Manor cap sewer lines that run through the Smith farm. Letters have been sent to Pennsylvania American with regards to sewer capacity as well as some of the existing participants and are waiting to hear back from them. There were no comments made.

Old Business

The Board of Supervisors is searching for volunteers to serve on the Building Appeals Board, the Parks and Recreation Board, and Historic Commission. There were no comments made.

The Public Works Director and Manager are continuing their specification preparation and review for an equipment storage facility. There were no comments made.

Additional comments on Ordinance No. 04-02, amendments to the Township's zoning ordinance with regard to the State's Uniform Construction Code. There were no comments made.

The Brandywine Conservancy is finalizing a spreadsheet on the results of the recent survey performed in conjunction with the Comp Plan update for presentation to the Board of Supervisors. Manager Rambo noted that the initial results were presented at the April's Task Force meeting. The spreadsheet will be finalized for presentation at their May meeting. John Snook noted they have received about 700 responses so far.

Additional comments on the LUAR prepared as part of the Act 209 Study. There were no additional comments.

The Township Engineer and Manager are finalizing their review of the Pennsylvania American Water Company Act 537 Plan update and Bentley Communities Special Study of the Township's Act 537 Plan. There were no comments made.

Linda Formica is completing the draft presentation for the Board of Supervisors with regard to the Township's new website. There were no comments made.

Old Business from the Floor

Bob Karpovitch of Fraser Boulevard asked if there was any new correspondence regarding the City of Coatesville. Manager Rambo noted he met with legal council and the Board will hopefully be making a decision by next Thursday on a Memo issued to them by the Manager, so that legal council can put into legal text a letter to the attorney for the City's Golf Training Facility.

Old Business from the Board.

There was no Old Business from the Board.

Ordinances and Resolutions

Ordinance No. 04-02; adoption of the State's Uniform Construction Code. Supervisor Obernier made a motion to adopt Ordinance 04-02. Vice-Chairman Lindborg seconded the motion with the understanding they had discussed with the submission of concerns that come up then they can reopen it. Supervisor Obernier concurred. Board Members Obernier, Lindborg, and McCaffrey all voted aye.

New Business

Acceptance of the LUAR for incorporation into the ACT 209 Study currently underway. Vice-Chairman Lindborg made a motion to accept the report for incorporation. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier, and McCaffrey all voted aye.

Approval of release requests for Suttonwoods Phase I & II. Manager Rambo recommended the release requests be tabled being he has not received the engineers approval. Vice-Chairman Lindborg made a motion to table the release request. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier, and McCaffrey all voted aye.

The Board of Supervisors to appoint Sandy Detterline to serve as an alternate on the Zoning Hearing Board. Vice-Chairman Lindborg made a motion to appoint Sandy Detterline to serve as an alternate. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier, and McCaffrey all voted aye.

The Township to opt into the State Uniform Construction Code administration and enforcement. Vice-Chairman Lindborg made a motion to opt into the State Uniform Construction Code administration and enforcement. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier, and McCaffrey all voted aye.

Signing of Valley View Final Subdivision Plans and establishment of escrow funds. The Manager noted the Speers Subdivision who was given conditioned approval based upon establishment of the required escrows was in need of signing as well.

The local Boy Scout Troops of the Township will be performing the yearly Highway Clean-Up of Township roadways on Saturday, May 1, 2004. Manager Rambo noted the two troops are given \$500 each and lunch. The Manager and the Board will look next years budget to see if this amount can be increased.

The Board of Supervisors and Manager will be attending the upcoming PSATS Convention slated for April 18, 2004 through April 21, 2004. There were no comments made.

There was no New Business from the floor or the Board and no Public Comments.

Open Issues

The first Open Issue was the Cable Franchise list review. Manager Rambo noted he spoke with the cable representative and they are in the process of finalizing their review.

Facility/Park Update

The current interest rate is 1.36%.

Review and Payment of the bills

Chairman McCaffrey noted bills for the General Fund, Solid Waste Fund, and the State Fund. Vice-Chairman Lindborg motioned to pay the bills and Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier, and McCaffrey voted aye in favor of their payment.

Upcoming Meetings/Events

- Planning Commission, Thursday, April 22, 2004 at 7:30 p.m.
- Historic Commission, Monday, May 3, 2004 at 7:30 p.m.
- Board of Supervisors, Thursday, May 6, 2004 at 7:30 p.m.
- Conditional Use Hearing, Tuesday, May 11, 2004 at 8:00 p.m. for Steve Janiec's application for the re-use of a Historic Structure.
- Parks and Recreation Board, Tuesday, May 11, 2004 at 7:30 p.m.
- Municipal Authority, Thursday, May 13, 2004 at 7:30 p.m.

Adjournment

With no other business to discuss, Vice-Chairman Lindborg motioned to adjourn the meeting at 10:31 p.m. Supervisor Obernier seconded the motion. Board Members Lindborg, Obernier, and McCaffrey voted aye in favor of adjournment.

Ronald A. Rambo, Jr.
Township Manager/Secretary/Treasurer