

**Meeting Minutes of May 1, 2008  
Board of Supervisors**

Chairman Lindborg called the Board of Supervisors meeting of May 1, 2008 to order at 7:30 p.m. and then led those present in the Pledge of Allegiance. Roll call of the Board of Supervisors (BoS) by Vice-Chairman Obernier noted Chairman Carl S. Lindborg and Vice-Chairman Josef G. Obernier, Sr. in attendance. Supervisor Thomas J. McCaffrey arrived at 7:37 p.m. The following individuals were present to represent the various departments: Ronald A. Rambo, Jr. [Twp. Mgr./Sec./Treas.] arrived at 8:12 p.m., Walter Werner [Chief of Police], and Thomas Eells [Director of Public Works].

**Acceptance of Minutes from Previous Meetings**

April 3, 2008 and April 17, 2008. The Meeting Minutes were tabled.

**Public Comments** (individuals requesting to be on agenda)

There were no Public Comments.

**Correspondence/Communications** *Information to act upon*

*The Township is in receipt of a letter of extension until July 23, 2008 from K&W Engineers on behalf of the CASD with regard to their Final Land Development Plan. It was noted that the Township Engineer was recommending the acceptance of the letter of extension. Vice-Chairman Obernier motioned to accept the letter of extension followed by a second by Chairman Lindborg. Both voted aye for its acceptance.*

*The Township is in receipt of a letter of extension until July 18, 2008 from Theresa R. Lemley, Esquire on behalf of Pulte Homes with regard to their Final Subdivision and Land Development Plan for Phase I of their Del Webb at Applecross Project. It was noted that a letter had been received from the Township Engineer recommending the acceptance of the letter. Vice-Chairman Obernier recommended accepting the letter followed by a second by Chairman Lindborg. Both voted aye for its acceptance.*

*The Township is in receipt of a letter of extension until August 31, 2008 from Andy Eberwein of E.B. Walsh & Associates, Inc. on behalf of George Harlan with regard to the Brandywine Manor Preliminary Subdivision Plan (Eck Property). It was noted that Supervisor McCaffrey arrived and that the Township had received a letter from the Township Engineer recommending the acceptance of the extension. Supervisor McCaffrey motioned to accept the letter followed by a second by Vice-Chairman Obernier. All Board members voted for its acceptance.*

*The Township is in receipt of a letter from Andrew Gottlieb withdrawing his Conditional Use Application that is currently before the Township. Supervisor McCaffrey motioned to accept Gottlieb's Conditional Use Hearing withdrawal. Vice-Chairman Obernier seconded the motion. Board Members*

McCaffrey, Obernier, and Lindborg voted aye. Vice-Chairman Obernier stated he would still like a compliance checklist. Dale Barnett continued conversation reinforcing his position of compliance for the Gottlieb parking requirement as stated on plan from previous conditional use hearing. Dale provided a plan showing existing parking with note stating future parking construction detail. Supervisors Lindborg & McCaffrey agreed the hearing did not require Gottlieb to construct additional parking however, if the parking was constructed it was to follow detail specified on plan.

*The Coatesville Area Public Library is requesting an increase from \$1.00 per capita to \$1.50 per capita for the Township's 2008 contribution (\$7,153.00 to \$10,730.00). The BoS tabled this item.*

**Correspondence/Communications Information to Note**

*The Township is in receipt of a copy of the "draft" Easement documents for the Thornbury property located on Hadfield Road. There were no comments.*

*DEP has forwarded the Township the finalized signed grant documents for the purchase of the articulated wheel loader and leaf turner that will be utilized to assist with the turning of leafs on the Vollmecke Farm. Manager Rambo noted that the final documents have been received and the order will be placed to purchase the equipment.*

*Jeff Benach, Chief of Wagontown Fire Company, has provided the Township with information on an upcoming CPR and First Aid Class he is holding for Township employees. Public Works personnel will attend.*

*The Chester County Water Resources Authority has forwarded the Township information on an upcoming Municipal Stormwater Summit that they are holding on Tuesday, June 3, 2008. There were no comments.*

*The Western Chester County Chamber of Commerce has forwarded an invitation to the Township to attend an interactive session on Infrastructure on Friday, May 9, 2008. There were no comments.*

**Old Business**

*Discuss and consider participation on a Fire Services Committee/Task Force with East Brandywine, Upper Uwchlan, Wallace and West Nantmeal Townships with regard to fire and rescue services.*

*The Township will be submitting a DEP Multi-Municipal Grant Application for the purchase of a Horizontal Grinder unit to assist with the recycling of yard waste, construction wood materials, etc. with Caln, East Brandywine and West Bradford Township's. There were no comments.*

**Old Business from the Floor**

There was no Old Business from the Floor.

**Old Business from the Board**

**New Business**

*The initial Conditional Use Hearing for the Castaldi Tract will take place on Tuesday, May 6, 2008 at 7:30 p.m. There were no comments.*

*The Township Manager has met with Ed and Mary Jane Henderson to review the finalized "Conservation Easement" language and steps are being taken to finalize the purchase of 100+ acres of conservation easements.*

*The Township has submitted a grant application in the amount of \$632,600.00 to DCNR for the purchase of the City of Coatesville Conti Tract. There were no comments.*

*The Township Manager will be meeting with Jason Carver from Congressmen Gerlach's office on May 6, 2008 to discuss it postal service questions.*

*Recommendations of the Township Planning Commission.*

- 1) CASD – Addition and Renovations to North Brandywine Middle School Final Land Development Plan. The Planning Commission recommended that the BoS give conditioned approval contingent that they satisfy Stanley Stubbe lighting issues, obtain letters of approval from Aqua PA, the Fire Marshal and Chester County Conservation District, and establish escrows as stated in MacCombie's letter dated February 5, 2008.
- 2) Brandywine Manor 10 Lot Preliminary Subdivision Plan, located on Germany Hollow Road. The Planning Commission voted unanimously recommending that the BoS reject this plan based on several problems as outlined in MacCombie's review letter dated September 21, 2007.
- 3) Pulte HomesDel Webb at Applecross Final Subdivision and Land Development Plan. The Planning Commission voted unanimously to recommend that the BoS rejection. The reason is failure to comply with MacCombie's review letter dated January 10, 2008.

*Approval of release request #4 in the amount of \$4,517.74 from McCarty & Son, Inc., electrical contractor for the Public Works Facility. Supervisor McCaffrey motioned to approve the release request in the amount of \$4,517.74. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.*

*Approval of release request #8 in the amount of \$50,000.00 from McComsey Builders, Inc., general contractor for the Public Works Facility. Supervisor McCaffrey motioned to approve the release request in the amount of \$50,000. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.*

**New Business from the Floor**

There was no New Business from the Floor.

**New Business from the Board**

Vice-Chairman Obernier regarding the Archdiocese.

**Public Comments** (individuals not requesting to be on the agenda)

There were no Public Comments.

**Open Issues Before the Township**

The Manager and Township Engineer continue in their efforts of reviewing and updating the Township's Act 537 Plan.

The Township is in receipt of correspondence from E. B. Walsh & Associates and the Township Engineer with regard to the cul-de-sac waiver request for the Brandywine Manor Project (Gordon Eck Property).

The Township continues to seek volunteers to serve on the Historic Commission and Parks and Recreation Board.

**General Obligation Note** (Adjustable Rate Bond for the Facility/Park Construction)  
Interest rate for the week (2.78%). There were no comments.

**Review and Payment of the bills.**

Manager Rambo noted the Solid Waste Bills totaling \$10,995.92, State Funds totaling \$640.90, and General Fund bills totaling \$124,896.48. Supervisor McCaffrey motioned to pay the bills. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier and Lindborg voted aye.

**Upcoming Meetings/Events**

Chairman Lindborg noted the Meeting/Events. There were no comments.

- Conditional Use Hearing, Castaldi Tract, Tuesday, May 6, 2008 at 7:30 p.m.
- Municipal Authority, Thursday, May 8, 2008 at 7:30 p.m.
- Police Bike Rodeo, Saturday, May 10, 2008 at 11:00 a.m.
- Historic Commission, Monday, May 12, 2008 at 7:30 p.m.
- Parks and Recreation Board, Tuesday, May 13, 2008 at 7:00 p.m.
- Board of Supervisors, Thursday, May 15, 2008 at 7:30 p.m.
- Open Space Review Board, Thursday, May 22, 2008 at 7:00 p.m.
- Planning Commission, Thursday, May 22, 2008 at 7:30 p.m.

**Adjournment**

There being no further business before the Board, Supervisor McCaffrey motioned to adjourn the meeting at 8:50 p.m. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey, Obernier, and Lindborg voted aye.

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