

Meeting Minutes of March 6, 2008
Board of Supervisors

Vice-Chairman Obernier called the Board of Supervisors meeting of March 6, 2008 to order at 7:39 p.m. and then led those present in the Pledge of Allegiance. Roll call of the Board of Supervisors (BoS) by Manager Rambo noted Vice-Chairman Josef G. Obernier, Sr. and Supervisor Thomas J. McCaffrey in attendance. Chairman Carl S. Lindborg was absent. The following individuals were present to represent the various departments: Ronald A. Rambo, Jr. [Twp. Mgr./Sec./Treas.], Walter Werner [Chief of Police], Dale Barnett [Codes/Zoning Officer] and Thomas Eells [Director of Public Works].

Acceptance of Minutes from Previous Meetings

February 7 and February 21, 2008. The meeting minutes were tabled until all BoS are in attendance.

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 from Theresa R. Lemley, Esquire on behalf of Pulte Homes of Pennsylvania for their Del/Webb at Applecross Final Subdivision Plan. Manager Rambo noted the Township is in receipt of a letter stating that Pulte is currently addressing MacCombie's letter dated January 10, 2008. The Township is also in receipt of a letter from MacCombie denoting that the extension is warranted. Supervisor McCaffrey motioned to accept the extension. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

The Township has been awarded a grant for the Icedale Meadows Project through the PECO'S Open Space Grant program in the amount of \$5,100.00. John Cassels was in attendance to give a brief description of the project. Mr. Cassels noted the money would go toward parking improvements, sign display, trails on both sides of the meadow, and an observation deck for bird watching and nature study. The BoS previously agreed to support the project and match some funds. The Open Space Review Board is also talking to the Fish Commission regarding their Adopt-a-Stream program. The Fish Commission will be looking at the stream in March or April. If found worthy, the Fish Commission will provide \$2,000 for stream habitats. PECO asked for a letter stating that the Township will accept the grant. Mr. Cassels asked if the Township should wait to hear from the Fish Commission and the real estate people. Manager Rambo suggested that PECO be contacted to make sure it is okay with the other agencies before committing to accepting the grant. Match money is available in the parks capital reserves. Supervisor McCaffrey motioned to accept the grant, proceed with writing letters, and meet with the necessary entities. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

Correspondence/Communications Information to Note

The County has forwarded correspondence to the Township requesting a status report on the Round XIX Acquisition Grant for the Conti Tract. Manager Rambo noted he would be providing a letter to the County advising of the status with the State rejection and that they would apply a second time.

The County has notified the Township that its Round XX Park Acquisition Grant Application for the Henderson Conservation Easements was not selected for funding. Manager Rambo will meet with Bill Gladden to talk about a waiver of retroactivity. This will allow the Township to proceed in the purchase of the easements. Manager Rambo recommended the Township proceed to pursue the Henderson conservation easements. Supervisor McCaffrey motioned to pursue the letter of retroactivity and proceed with the acquisition of the easements. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

PIRMA has forwarded the Township correspondence with regard to the recent Liability Loss review that took place. PIRMA had one finding, to put additional mulch about the play apparatus. Tom Eells will be addressing the issue.

The Police Department is in receipt of a letter of appreciation for their assistance on February 13, 2008. Chief Werner noted that Mr. Hossack sent a letter of appreciation for Officer Pat Ely's assistance for a medical emergency.

The Township is in receipt of the completed AG 385 Certification Forms from Thomas J, Anderson & Associates for submission to the Department of the Auditor General. Manager Rambo will sign and forward them to the Auditor General. This allows the Township to receive the State monies for its pension.

Old Business

The Manager will be meeting with Bill Gladden, Director of Open Space Preservation, to discuss a waiver of retroactivity and the conservation easement requirements for the Henderson Property. There were no comments.

The Spring edition of the Township newsletter is being finalized for printing. There were no comments.

Discuss the participation in a Joint UCC Board with surrounding municipalities. Manager Rambo recommended that the BoS table discussions being that Chairman Lindborg is not in attendance. Supervisor McCaffrey felt that it would be more personal if you go to people that live in your own community, that the Township already has a Building Appeals Board and didn't want a duplicate board. Manager Rambo explained that the participating municipalities would each provide individuals for a hearing and noted pros and cons of having a joint UCC Board. Vice-Chairman Obernier expressed he is in favor of the UCC Board. Dialog will continue at the next BoS meeting when all Board Members are in attendance.

Old Business from the Floor

There was no Old Business from the Floor.

Old Business from the Board

There was no Old Business from the Board.

Ordinances and Resolutions

There were no Ordinances or Resolutions.

New Business

Recommendations of the Township Planning Commission. Manager Rambo noted the Recommendations. Cobblestone – The Planning Commission recommended preliminary conditioned approval; final issues can be addressed during the final plan review process. Supervisor McCaffrey motioned to grant preliminary conditioned approval based on the list of housekeeping items that have to be completed. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

Culbertson Village - Manager Rambo noted that Ross Unruh would like to be present when a decision is made. Supervisor McCaffrey motioned to table the Planning Commission's recommendation. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

Manager Rambo noted the final recommendation of the Planning Commission is to hold a Conditional Use Hearing to address additional parking spaces requested by Gottlieb. The Planning Commission recommended that the BoS establish a hearing. Manager Rambo will email the BoS with dates. Supervisor McCaffrey asked if they could evaluate the situation to make sure that they are following the approved plan. Manager Rambo noted the only thing they are going to do during the hearing is address parking issues. There is currently a doctor living at the address. Supervisor McCaffrey motioned to establish dates for the Conditional Use Hearing. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

The Manager has advertised Ordinance NO. 2008-01, amendments to the Township's General Provisions and Zoning Ordinance with regard to the Open Space Design Option, for a Thursday, April 3, 2008 Public Hearing and adoption consideration. Manager Rambo noted that the BoS and other pertinent entities are in receipt of this Ordinance. John Good and Jim MacCombie have responded. The Planning Commission will give their comments at the next meeting. The Township is waiting for a response from the County Planning Commission.

Andy Eberwein is in attendance to present the Board with a sketch plan of the Castaldi Tract based on input from their February 7, 2008 meeting. Mr. Eberwein gave a brief synopsis of their 42-lot open space design option plan. They met ordinance requirements maintaining 76% of the tract with open space. Vice-Chairman Obernier questioned Mr. Eberwein about sewer. Mr. Eberwein outlined the treatment area and the drip area. Public water and community sewer will be utilized. There was dialog regarding cul-de-sacs. Supervisor McCaffrey was concerned that children have a recreational area being that the lot size average is 14,000 square feet. Mr. Eberwein noted there is plenty of open space on the property to be utilized for recreation. Being there were no more questions from the BoS, Mr. Eberwein noted he would go to the next step and file a Conditional Use Application.

Approval of Public Works Facility payment release for McCarty & Son in the amount of \$6,925.50. Manager Rambo recommended that the BoS approve the release. Supervisor McCaffrey motioned to approve the release request for \$6,925.50. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye.

The Township to discuss and consider its 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. Manager Rambo recommended that the BoS review the information provided in their meeting books. Vice-Chairman Obernier noted he attended the meeting that was held at East Brandywine and brought the information back. Scott Piersol can address BoS comments at the next BoS meeting that he attends. Supervisor McCaffrey noted he would like to have the information but didn't

know if the citizens of WBT would be best served by being part of a larger conglomeration of companies. The BoS agreed that this is a sensitive complex issue.

The Open Space Review Board is requesting that the Board of Supervisors approve changing their meeting nights to the fourth Thursday of each month in order to get more participation from Board members. Manager Rambo explained that the majority of the Open Space Review Board are also members of the Planning Commission which currently meet on the fourth Thursday at 7:30 pm. Vice-Chairman Obernier motioned to approve the Open Space Review Board's request to change their meeting from the second Thursday to the fourth Thursday of each month. Supervisor McCaffrey seconded the motion. Board Members Obernier and McCaffrey voted aye. Manager Rambo will advertise the change.

New Business from the Floor

There was no New Business from the Floor.

New Business from the Board

Vice-Chairman Obernier questioned where the map was that he had requested that lists all the subdivisions in the Township. Manager Rambo noted that he has done the first cursory review of the map. The map is being modified and laminated to hang on the wall.

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

Ed Baldwin asked the status of the property on Swinehart Road where the steer barn is located. Manager Rambo noted that Pulte is under review, once they receive final approval for Phase I of their project they will be required to establish escrows for public improvements. Once that occurs the Township will obtain that property from them, not until they record the first phase of the plan. Mr. Baldwin is interested in farming the property. The property is located on Beaver Creek Road between Swinehart and Route 82 on the south side. Ed Baldwin questioned what is being built on the All Souls Cemetery property. Manager Rambo answered an office for the cemetery. Charles from Andover also inquired about the reports for the BoS meetings.

Open Issues Before the Township

The Manager and Township Engineer continue in their efforts of reviewing and updating the Township's Act 537 Plan. Manager Rambo noted that PAWC has promised that they will send a letter to the Township by April 8th.

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). Manager Rambo noted this item is to be addressed in the future.

The Township continues to seek volunteers to serve on the Historic Commission and Parks and Recreation Board. There were no comments.

General Obligation Note (Adjustable Rate Bond for the Facility/Park Construction)

Interest rate for the week (3.51%). Manager Rambo noted that two weeks ago the interest rate was 1.59%. Every year at this time it goes up and down.

Review and Payment of the bills.

Manager Rambo noted the Solid Waste Bills totaling \$33,271.52 and General Fund bills totaling \$58,004.22. Supervisor McCaffrey motioned to pay the bills. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye in favor to pay the bills.

Upcoming Meetings/Events

Vice-Chairman Obernier noted the upcoming meeting and events. There were no comments. Vice-Chairman Obernier noted the BoS is holding an executive session immediately following the BoS meeting tonight to discuss legal issues.

Adjournment

There being no further business before the Board, Supervisor McCaffrey motioned to adjourn the meeting at 8:33 p.m. Vice-Chairman Obernier seconded the motion. Board Members McCaffrey and Obernier voted aye in favor of adjournment.

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