

WILLISTOWN TOWNSHIP BOARD OF SUPERVISORS MEETING MINUTES
40 Lloyd Avenue, Suite 208, Malvern, Pennsylvania
October 8, 2012 at 7:30 PM

The Regular Meeting of the Willistown Township Board of Supervisors came to order at 7:30 PM. Chairman Norman S. MacQueen, Vice-Chairman William R. Shoemaker and Supervisor Robert T. Lange were present. Also present were Manager David R. Burman and Chief John M. Narcise.

Pledge of Allegiance to the Flag and Moment of Silence for Military Personnel

Mr. MacQueen led in the Pledge of Allegiance to the Flag, followed by a moment of silence for our troops.

Treasurer's Report

Mr. Burman reported that the Treasurer's Report as of September 30th will be available for the Board's review at the October 22nd meeting.

Announcements

Mr. MacQueen announced that the Board will hold public hearings to consider adoption of the following ordinances at the meeting on October 22nd:

1. An Amendment to the Zoning Ordinance reclassifying certain lands along East King Street From Office Professional to Town Center District and related residential uses within the Town Center District and.
2. An Amendment to the Environmental Protection Ordinance in order to implement the Crum Creek Watershed Stormwater Management Plan.

Unfinished Business

None.

New Business

Mr. Shoemaker moved to approve the minutes of the Supervisors' Meeting and Work Session held September 24, 2012. Mr. Lange seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously.

Mr. Shoemaker moved to approve the Lists of Checks and Interfund Transfers dated October 8, 2012. Mr. Lange seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously.

Mr. Shoemaker moved to approve the Lists of Procurement Card Purchase for August 2012. Mr. Lange seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously.

Mr. Lange moved to award a professional services contract to Buchart Horn, Inc. and to proceed with final engineering and design of upgrades to Pump Station 3. Mr. Shoemaker seconded the motion. Jack McGinley, 2 Second Avenue, inquired about the location of the Pump Station 3. Mr. Burman reported that Pump Station 3 is located on Pond Lane. There were no further comments from the Board or the public, and the motion passed unanimously.

Mr. MacQueen introduced consideration final Land Development approval to Toll Brothers for Phase II of the Applebrook Meadows Development. Alyson M. Zarro, of Riley Riper Hollin & Colagreco, represented the Applicant. Ms. Zarro provided a brief history of the project and reported that the

Applicant had been to the Planning Commission and received a recommendation for approval. Ms. Zarro then summarized the plans for Phase II, including slight revisions to the preliminary plans. Ms. Zarro reported that impervious cover has been reduced, a new stormwater management plan has been developed, the location of the trail near the Laurel Building has been modified, the trail on the Natural Lands Trust property will be a blazed trail rather than a paved trail, and the line of the driveway entering from Paoli Pike has been adjusted. Mr. Shoemaker clarified that most of the changes have come as the result of discussions between the hospital and the applicant, rather than at the request of the Township. Mr. Shoemaker also asked whether any waivers would be required. Ms. Zarro advised that, pursuant to the Engineer's Review Letter and in accordance with discussions with the Planning Commission, a waiver of Section 123-39.C.1 of the Land Development Ordinance would be required. Mr. Shoemaker explained that the waiver allows the developer to install less lighting than the Ordinance requires, because the Ordinance assumes there is no lighting on the buildings. However, lighting is planned for the buildings in this development.

Mr. Lange questioned the validity of the perk tests that had been done on the large stormwater basin that is included in Phase II in an easement over property owned by Natural Lands Trust. Ms. Zarro reported that the infiltration results have been reviewed and approved by the Township Engineer and by DEP. Rich McCormick, of Toll Brothers, further explained that Bryn Mawr Rehab Hospital recently performed additional infiltration testing relative to potential land development on the adjacent hospital site, and he reminded the Board that all NPDES permits are in place for Phase II of this project. In discussion with the hospital, Mr. McCormick agreed to speak with Natural Lands Trust about the potential to perform testing outside of the existing easement area. Ms. Zarro stressed that the current application proposes to build only that which is permitted and shown on the plan, and does not speak to the Hospital's future plans or stormwater capacity. Mr. MacQueen asked for further clarification on the plans with regard to the relative size and location of the basin on the plan. Ms. Zarro assisted in responding to Mr. MacQueen. Mr. Lange suggested that the Applicant should have an independent third party perform additional perk tests to verify the existing data. Mr. Lange asked what happens if the project is constructed and the basin does not perform as planned. Mr. McCormick responded that BMP's (Best Management Practices) would be followed.

At the conclusion of the discussion, Mr. Shoemaker moved to approve the final Land Development Application for Toll Brothers' Applebrook Meadows Phase II, to include a waiver of Section 123-39.C.1 of the Land Development Ordinance, as indicated on the plans and in the Engineer's Review Letter, subject to the following conditions:

1. Compliance with all outstanding comments with all outstanding comments set forth in the township engineer's review letters
2. Applicant shall post financial security in an amount to the satisfaction of the township engineer prior to the signing and release of the plan for recording in a form acceptable to the township solicitor
3. Applicant shall submit to township a signed development agreement, financial security agreement, and a stormwater management facilities maintenance agreement in recordable form to the satisfaction of the township solicitor
4. Applicant shall clause a trail easement agreement between Natural Lands Trust and Willistown Township
5. Applicant shall ensure that all required trail facilities have been included and marked on the plans
6. Applicant agrees to provide a trail kiosk in consultation with the township to the satisfaction of Natural Lands Trust

7. Applicant agrees to relocate the entrance gates to the parking lot on the adjacent township-owned parcel and to erect a fence between the newly opened parking area and the soccer fields.
8. Performance of an independent third-party perk test, performed to current standards and to the satisfaction of township engineer, demonstrating perk results sufficient to the phase II and III of the project

Mr. Lange seconded the motion. Jack McGinley, 2 Second Avenue, inquired with regard to a new traffic signal on Paoli Pike at the entrance to the development. Mr. Shoemaker advised that PennDot standards require the new signal. There were no further comments from the Board or the public, and the motion passed unanimously.

Citizens' Comments

Jason Arbacheski, 118 South Cedar Hollow Road, expressed concerns with regard to increased volume and speed of traffic along South Cedar Hollow Road. He asked whether the Township was aware of the traffic problems and expressed additional concerns with the proposed Paoli Transportation Center. Mr. MacQueen advised Mr. Arbacheski that the Board has been concerned about traffic issues throughout the Township for quite some time, resulting in the establishment of a dedicated Traffic Unit within the Police Department. Chief Narcise engaged Mr. Arbacheski in a dialogue about various options for traffic calming and enforcement measures.

James West, 122 South Cedar Hollow Road, expressed his concerns regarding traffic and suggested speed bumps should be installed on South Cedar Hollow. Chief Narcise discussed the pros and cons of such traffic calming measures and advised that the police department would collect traffic data before making a recommendation of any sort to the Board of Supervisors.

Allison Arbacheski, 118 South Cedar Hollow Road, discussed the procedures involved with a traffic study. Chief Narcise provided relevant details. Ms. Arbacheski inquired with regard to the Township's involvement in the Paoli Transportation Center Project. Mr. MacQueen explained the Township's involvement, including the zoning amendments that have been implemented within the past couple of years.

Steve Becker, 119 South Cedar Hollow Road, also expressed traffic concerns.

Kathryn Reutter, 101 Fairview, also commented on the traffic issues.

Andrew Vaskas, 170 Paoli Pike, also commented on traffic issues.

Beth Nolan, 16 Greentree, inquired with regard to a fence that she understood was to have been erected between her parcel and Randolph Woods in Malvern Borough. The Board asked Mr. Burman to investigate the history of this matter and provide a report.

Jack McGinley, 2 Second Avenue, commented with regard to discussion concerning a fence that may have been part of a proposal involving the Willistown Conservation Trust.

Next Meeting

Mr. MacQueen announced that the next meeting would be Monday, October 22, 2012.

- Work Session – 6:30 PM
- Regular Meeting – 7:30 PM

All meetings are open to the General Public.

Adjournment

Mr. Lange moved to adjourn the meeting. Mr. Shoemaker seconded the motion. There were no comments from the Board or the public, and the motion carried unanimously.

Respectfully Submitted,



David R. Burman

David R. Burman
Secretary