

WILLISTOWN TOWNSHIP BOARD OF SUPERVISORS
688 SUGARTOWN ROAD, MALVERN, PA
MONDAY, SEPTEMBER 27th, 2021 AT 7:00 PM

The Regular Meeting of the Willistown Township Board of Supervisors came to order at 7:00 pm. Supervisors William R. Shoemaker and Robert T. Lange were present in person. Supervisor George J. McHugh IV called in. Also present were Township Manager Sally Slook, Lt. Jeff Heim, Finance Director Martin McKenzie, and Solicitor Bill Christman.

Supervisor Shoemaker led a moment of silence for military personnel, first responders, and all front-line workers in the current pandemic.

Announcements – Supervisor Shoemaker announced the Board met in Executive Session prior to this meeting to discuss legal issues. He also announced the Township met with Yerkes to discuss solutions to the flooding caused by Hurricane Ida on September 1 in the Jaqueline Drive area. The Township will hold a public meeting to discuss stormwater management soon. The date and time will be announced in the next few weeks.

New Business

Minutes – Supervisor Lange moved to approve the minutes of the meeting of September 13, 2021. Supervisor Shoemaker seconded the motion. There were no comments from the Board or the public, and the motion carried 2-0. Supervisor McHugh was absent for this motion.

Expenditures - Supervisor Lange moved to approve the list of expenditures and interfund transfers dated September 24, 2021. Supervisor Shoemaker seconded the motion. There were no comments from the Board or the public, and the motion carried 2-0. Supervisor McHugh was absent for this motion.

Collective Bargaining Agreement with the Willistown Police Association– Supervisor Lange moved to approve the 2022-2027 Collective Bargaining Agreement with the Willistown Police Association. Supervisor Shoemaker seconded the motion. There were no comments from the Board or the public, and the motion carried 2-0. Supervisor McHugh was absent for this motion.

Resolution #11 of 2021 – Supervisor Lange moved to approve Resolution #11 of 2021: Application to the PECO Region Open Space Program for the Greentree Park Project BMP Phase 2: Implementation. Supervisor Shoemaker seconded the motion. David Trainer, 39 Duffryn Ave, asked what the project and grant are for. Supervisor Shoemaker explained PECO and many other utility companies offer grants for open space projects. This is a 50/50 grant with the Township contributing \$6500 and the PECO grant contributing \$6500 if awarded for improvements at Greentree Park. There were no further comments from the Board or the public, and the motion carried 2-0. Supervisor McHugh was absent for this motion.

Escrow Release - Supervisor McHugh moved to authorize the release of escrow funds for the development known as Willistown Point. This is request #8, in the amount of \$34,723.88, with \$639,590.30 remaining in escrow balance. Supervisor Shoemaker seconded. There were no comments from the Board or the public, and the motion carried 2-1. Supervisor Lange has gone on record previously, stating he has opposed this development.

Escrow Release - Supervisor Lange moved to authorize the release of escrow funds for the development known as Troutbeck Farms. This is request #2, in the amount of \$331,179.40, with \$758,483.91 remaining in escrow balance. Supervisor McHugh seconded. There were no comments from the Board or the public, and the motion carried 3-0.

Unbudgeted Expenditure – Supervisor Lange moved to approve an unbudgeted expenditure of \$30,000 for self-contained breathing apparatus units to the Newtown Square Fire Company. Ellen O’Shea, 612 S Warren Ave, asked how many units would be purchased. Ms. Slook replied the fire company was awarded a grant but asked for additional money from the Township to cover the funding shortfall. The number of units purchased was not indicated in the request. Discussion ensued. There were no further comments from the Board or the public, and the motion carried 3-0.

Sewer Easement Project – Supervisor Lange moved to approve the proposal for the Willistown Township Sewer Easement Project in the amount of \$30,000. Supervisor McHugh seconded. Supervisor Shoemaker explained that all sewer easements must be researched and identified as part of the sewer system sale process. Easements are sometimes needed instead of directly owned rights of way, and the Township needs to compile a list of easements. Mahala Renkey, 45 Tulip Drive, asked who was paying the \$30,000 fees. Supervisor Shoemaker replied it is part of the expenses associated with the sale. Discussion ensued. There were no further comments from the Board or the public, and the motion carried 3-0.

Conditional Use Hearing -Supervisor Shoemaker introduced a public hearing in the application C-3-21 of Costel Talanca, on behalf of landowner Robert Butwin, Jr., for Conditional Use Approval pursuant to 73-62.B (2) (b) and B (2)(d) in order to allow the construction of a sanitary sewer lateral and stormwater management facility within Zone 2 of the Riparian Buffer Area Conservation District on property located at 613 South Warren Avenue. This hearing will be continued on the record at the November 8 Board meeting. Solicitor Christman commented this is the third time this application has been continued. Ellen O’Shea, 612 S Warren Ave, asked why the hearing was being continued. Supervisor Shoemaker replied that the applicant is still working out details on their plan and requested it. Discussion ensued. John O’Shea, 612 S Warren Ave, asked if the next hearing is November 8. Solicitor Christman replied yes, the applicant is currently before the Planning Commission working out the final issues. Roby Lentz, 3 Wildwood Drive, neighbors this property and believes the development of this property will affect stormwater run-off on his property. Caroline Hilton, 609 S Warren Ave, asked what continuing the hearing means. Supervisor Shoemaker said tonight there would be no testimony being presented; the record is kept open until the applicant is ready to move forward. Discussion ensued. David Trainer, 39 Duffryn Ave, asked if this is the same application that came through 1-2 years ago. Supervisor Shoemaker replied the application had been around a while.

Police Report –Lt. Heim reported the Department has been investigating several thefts, including the theft of landscaping equipment on Callery Way. Over \$10,000 worth of jewelry was stolen in the Weatherstone development, and three separate packages were taken from the Rustmont development. The Department is also investigating a shooting at the Willistown Woods development; this is the second shooting incident in the Township in recent weeks. Officers responded September 14 to a call regarding a resident firing a shot at his father while his mother was locked in an upstairs bathroom. The officers diffused the situation quickly and were able to get the assailant outside. The assailant was upset with his parents and shot at his father as he ran out of the door. There were no injuries. The Department is investigating an elder abuse case in Rustmont Development that could be over 3 million dollars in the theft of assets by the executor. The Department also made a handout

with tips on avoiding scams and a nightly “9 pm routine” to secure your home and vehicles. Copies of the handout will be available for pick up in the Township building and Police Department lobbies. Starting in September, the Department allowed Officers to grow beards for three months for charity. Last year Blue Beards for Charity raised over \$60,000. The money was donated to Unite for Her, The Sambuco Children’s Education Fund, A Child’s Light, and the Chester County Crime Victims Center. Last year 22 police departments in Chester County participated. If anyone is interested in contributing, please call the Police Department at 610-251-0222 or visit the police department website at <https://www.willistown.pa.us/120/Police>. Julie Fissora, 34 Chetwynd Road, asked if the Weatherstone theft was a break-in. Lt. Heim replied the homeowner had work done on the home, and they are investigating the contractors.

Citizens' Comments

Mahala Renkey, 45 Tulip Drive, commented the phragmites patch is not being mowed twice a year per the recommendation in the riparian buffer management plan for Applebrook Meadows. Supervisor Shoemaker replied he would ask the code enforcement officer to go out and make sure the Applebrook Meadows HOA board mows the area and is in compliance. Discussion ensued.

Ted Leisenring, Chair of the Open Space Review Board, announced the OSRB would soon formally recommend the following three properties for review and potential purchase with Open Space Funds: the Colket property with 221 acres, the Johnson Property with 129 acres, and the Jackson property with 228 acres.

Les Green, 2 Castlebar Lane, asked about 6 & 8 Castlebar Lane permits and the October hearing. Solicitor Christman commented that it is his understanding that the property owners are complying with the Code Enforcement Officer and Zoning Officer to get the necessary permits. DEP and the Township are also working with the property owners to ensure the riparian buffer area on the property complies. The Zoning Hearing Board will hear three appeals on October 13. Discussion ensued.

Marie Kania, 2905 Sage Wood Drive, said she preferred attending the BOS meetings on Zoom. Supervisor Shoemaker replied the Board was only allowed to meet virtually due to the Governor’s Emergency Declaration due to COVID-19. The Declaration has expired, and the Township is required to return to in-person meetings. The equipment is on order to do hybrid meetings and offer both virtual and in-person options. Unfortunately, the equipment is on backorder. Discussion ensued.

Mike Kerr, 33 Stonehenge Drive, asked if short-term or long-term AirBnB rentals are allowed. Supervisor Shoemaker replied they are not permitted. The Township is looking into the issue. Discussion ensued.

John Paul, 15 Jacqueline Drive, asked about updates to the Jacqueline Drive stormwater issues. Supervisor Shoemaker replied Township would hold a public meeting to discuss stormwater management. The date and time will be announced in the next few weeks.

Next Meeting

The next regular meeting of the Board of Supervisors will be on Monday, October 11, 2021, at 7:00 pm at the Township building.

Adjournment

Seeing no further business, the meeting adjourned.

Sincerely,



Sally Slook, Township Manager