

WILLISTOWN TOWNSHIP BOARD OF SUPERVISORS MEETING MINUTES
688 SUGARTOWN ROAD, MALVERN, PA
AUGUST 14, 2017 AT 7:00 PM

The regular meeting of the Willistown Township Board of Supervisors came to order at 7:00 PM. Supervisors George J. McHugh, VI and Robert T. Lange were present. Also present were Township Manager David R. Burman, Chief of Police John M. Narcise, and Zoning Officer Neil D. Vaughn.

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

Announcements

None.

New Business

Mr. Lange moved to approve the minutes of the regularly scheduled meeting held July 10, 2017. Mr. McHugh seconded the motion. There were no comments from the Board or the public, and the motion carried by a vote of 2-0.

Mr. Lange moved to approve the list of disbursements and Interfund transfers dated August 14, 2017. Mr. McHugh seconded the motion. There were no comments from the Board or the public, and the motion carried by a vote of 2-0.

Mr. McHugh introduced consideration of Application S-2-17, the Application of James L. Van Alen, II and Elsa A. Sudhaus for a lot line change affecting 967 Delchester Road, Parcel 54-6-79.3, consisting of 24.827 acres and 969 Delchester, Parcel 54-6-79, consisting of 33.221 acres. No demolition, construction, or grading is proposed. Mr. Burman added that the applicant sought waivers from preliminary plan requirements, as well as the requirement for a construction plan, as no construction is proposed as part of this application. Mr. Lange moved to approve the proposed lot line change and the two waivers. Mr. McHugh seconded the motion. Hugh Brownstone of Cobblestone Drive asked for clarification on the Application. Mr. McHugh reported that this was an Application for a minor subdivision in which approximately 4.737 acres would be transferred from one landowner to the other. There were no further comments from the Board or the public, and the motion carried unanimously.

Mr. McHugh introduced consideration of the Developer Agreements in the matter of Application L-1-15, the Application of the Phelps School for approval to construct a 500-seat gymnasium on the parcel located at 583 Sugartown Road, being tax parcel number 54-2-57, originally approved September 12, 2016. Mr. Lange moved to approve the Agreements, and Mr. McHugh seconded the motion. Mr. Burman reported that the Agreements had been reviewed by the Solicitor's office and recommended for approval. There were no further comments from the Board or the public, and the motion carried unanimously.

Mr. McHugh introduced consideration of Ordinance 5 of 2017, an Ordinance amending Chapter 73 of the Code of Ordinances of Willistown Township, being the Environmental Protection Ordinance, to replace Article VI, the Floodplain Conservation District, in order to meet FEMA requirements relative to floodplain mapping. A court reporter was present and a transcript of the proceedings is on file in the Township offices. Mr. Burman reported that FEMA is driving this revision to the Floodplain Ordinance, to coincide with the effective date of the new FEMA floodplain maps. FEMA has issued a model ordinance, which each municipality is required to adopt in a form acceptable to DCED and FEMA. Should the Township fail

to adopt the Ordinance by September 29, 2017, the Township would be suspended from the federal flood insurance program. During the hearing, the following residents commented and discussed the proposed Ordinance with the Board: David Trainer of Duffryn Avenue, Hugh Brownstone of Cobblestone Lane, Barbara Handelin of South Lloyd Avenue, Andrew Vaskas of Paoli Pike, and Tom Renkey of Tulip Drive. At the conclusion of the hearing, Mr. Lange moved to adopt Ordinance 5 of 2017, the FEMA Floodplain Ordinance. Mr. McHugh seconded the motion. There were no further comments from the Board or the public, and the Board adopted Ordinance 5 of 2017 by a vote of 2-0.

Mr. McHugh introduced consideration of Ordinance 6 of 2017, an Ordinance amending Chapter 123 of the Code of Ordinances of Willistown Township, being the Subdivision and Land Development Ordinance, in order to modify references in §123-14 to the appropriate code section and to strengthen provisions for shared access driveways, and amending Chapter 139 of the Code of Ordinances of Willistown Township, being the Zoning Ordinance, in order to clarify the sign provisions of Article XVIII and the volumetric expansion of historic resources. A court reporter was present and a transcript of the proceedings is on file in the Township offices. Mr. Burman reported that the proposed Ordinance has a number of components. The first corrects certain typographical and administrative references to sections within the Subdivision and Land Development Ordinance, Chapter 123 of the Willistown Township Code. The second addresses certain design standards relating to shared driveways, and specifically requires an easement between landowners with adjacent properties that share a common driveway. The third clarifies zoning districts in which certain signs are located, with no change to the layout, design, or size of signs. Finally, the proposed Ordinance provides clarification on the volumetric calculation utilized as the basis of review of any future additions that may be proposed for an Historic Resource. Mike Kerr of Stonehenge Lane, Hugh Brownstone of Cobblestone Drive, and Barbara Handelin of South Lloyd Avenue commented and discussed the proposed Ordinance during the hearing. At the conclusion of the hearing, Mr. Lange moved to adopt Ordinance 6 of 2017. Mr. McHugh seconded the motion. There were no further comments from the Board or the public, and the motion carried unanimously.

Mr. McHugh introduced consideration of an Ordinance to establish a multi-way stop at the intersection of Grubb Road and Third Avenue. Patricia White of Grubb Road, Kate Endres of Third Avenue, Fred Haack of King Road, and Mahala Renkey of Tulip Drive commented during the discussion with the Board, generally expressing a desire for a reduced speed limit on Grubb Road, rather than a multi-way stop sign at this intersection. Chief Narcise advised that the Police Department would investigate to see what can be done. The Supervisors took no formal action on the proposed Ordinance.

Mr. McHugh introduced consideration of an Asset Purchase Agreement in the amount of \$41,364.87 for the sewer extensions serving Sugartown Road in the vicinity of School Lane. Mr. Burman reported that the landowner at 617 Sugartown Road had extended the public sewer line to accommodate the construction of a new home at this location. The work is complete and has been approved by the Township's Wastewater Engineer, Bill Malin of Carroll Engineering. The line is intended to serve 9 additional parcels, from whom the Township would collect tapping fees to fully recover the cost of the purchase. Mike Kerr of 33 Stonehenge Lane expressed opposition to the purchase and commented that he felt the cost was too high. Debbie Shulki of Riley, Riper, Hollin, & Colagreco approached and reminded the Board that the Asset Purchase Agreement had been contemplated as part of the Sewer Construction & Maintenance Agreement that the Board of Supervisors had previously approved. Mr. Lange reported that he would prefer to review this matter further before voting on the Asset Purchase Agreement. Mr. Burman advised that the next meeting was scheduled for September 11, 2017.

Mr. Lange moved to release the cash escrow that had been deposited as a performance guaranty for the

extension of public sewer to Sugartown Road in the vicinity of School Lane by the Landowner at 617 Sugartown Road. Mr. McHugh seconded the motion. There were no comments from the Board or the public, and the motion carried unanimously.

Mr. Lange moved to appoint Timothy F. Sullivan, Esquire as Conflict Solicitor on an as-needed / if-needed basis for matters involving the Valley Forge Sewer Authority Treatment Plant. Mr. McHugh seconded the motion. Mr. Burman reported that Mr. Sullivan had been engaged by the Township as Special Solicitor for matters involving the Valley Creek Trunk Sewer quite some time ago because the Township Solicitor, Vincent M. Pompeo represents the Valley Forge Sewer Authority. Given the relationships, Mr. Burman recommended that Mr. Sullivan be appointed as indicated above. There were no comments from the Board or the public, and the motion carried unanimously.

Chief Narcise reported on recent activities of the Willistown Police Department, including two arrests for DUI, and the theft of a skid loader from a property on Goshen Road which was later recovered in the Lehigh Valley. The Chief reported on a 5K sponsored by the Paoli Presbyterian Church scheduled for September 9th from 9AM to 11 AM. In addition, the Paoli Blues Festival will take place at Paoli Presbyterian Church on October 7th. Chief Narcise reported that he and Mr. Burman have been working with PennDOT to address safety concerns at the intersection of Dutton Mill Road and West Chester Pike. The Chief also reported on a recent crime audit, in which the department received high marks, in particular, for the juvenile prisoner facilities. Tom Renkey of Tulip Drive inquired about Devereux. Chief Narcise indicated that a new supervisor had been hired at the facility and they are making recommended changes. Barbara Handelin of South Lloyd Avenue offered her opinion about potential safety improvements at Dutton Mill Road and West Chester Pike. Ms. Handelin also asked Chief Narcise for clarification of the role of the new supervisor at Devereux.

Citizens' Comments

Hugh Brownstone of Cobblestone Drive commented about his involvement with the Mariner East 2 Pipeline and his observations in other nearby municipalities, in which he feels residents have had Natural Gas Liquid pipelines forced upon them by the State and Federal governments. He would like the Willistown Township Board of Supervisors to consider Ordinances that would prohibit such underground pipelines in residential and highly trafficked areas.

Ed Power of Jasmin Court indicated that he had received what he believed to be an anonymous political flyer concerning potential lights at the soccer fields of the Greater Chester Valley Soccer Association. Mr. Lange and Mr. McHugh responded that they are unaware of any current proposal for lights at the soccer fields, and they would be opposed should such a proposal be presented.

David Trainer of Duffryn Avenue commented that he would like to see an article in an upcoming Willistown Crier about the responsibility for landowners to maintain adequate sight-distances at intersections. Andrew Vaskas of Paoli Pike commented that he would volunteer to assist with the trimming of certain hedges in the event that Mr. Trainer is willing to organize such an effort. Likewise, Mike Kerr of Stonehenge Lane commented that he would be willing to assist if Mr. Trainer were to organize such an effort.

Mahala Renkey of Tulip Drive asked about the status of the escrow for the Bryn Mawr Rehab Hospital Parking Lot Expansion. Mr. Burman reported that the Township is waiting for some technical documentation from the Hospital. Mrs. Renkey also expressed frustration with the Township's handling of a recent Request she filed with the Township under the Right-To-Know-Law relating to the landscaping

at Applebrook Meadows. Likewise, Mrs. Renkey expressed frustration with the Township's handling of the escrow releases for the landscaping at Applebrook Meadows. Mr. Burman advised that he attempted to deliver the documents of the requested records to Mrs. Renkey as expeditiously as possible, that all of the documents have been delivered, and that the Township is meeting with the Applebrook Meadows HOA Board on a bi-weekly basis to address the concerns of the HOA, hopefully to the satisfaction of everyone involved.

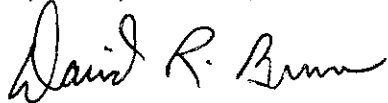
Next Meeting

The next meeting of the Board of Supervisors will be held on Monday, September 11, 2017 at 7:00 PM in the Municipal Meeting Room at 688 Sugartown Road.

Adjournment

There being no further business, the meeting adjourned.

Respectfully submitted,



David R. Burman
Secretary