

**WILLISTOWN TOWNSHIP BOARD OF SUPERVISORS MEETING MINUTES**  
**688 SUGARTOWN ROAD, MALVERN, PA**  
**SEPTEMBER 25, 2017 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, George J. McHugh, IV, and Robert T. Lange were present. Also present were Township Manager David R. Burman and Chief of Police John M. Narcise, along with a majority of the uniformed and non-uniformed members of the Police Department.

Officer William Viebahn led the Pledge of Allegiance to the Flag, followed by a moment of silence for our troops.

**Special Presentations**

Thomas Tartaglia, District Judge 15-1-02, led in the ceremonial swearing-in of Officer William Vieban.

**Announcements**

None.

**New Business**

Mr. McHugh moved to approve the Board of Supervisors meeting minutes dated September 11, 2017. Mr. Lange seconded the motion. Hugh Brownstone of Cobblestone Drive commented that the minutes of the recent meetings are not yet posted on the Township's website. Mr. Burman indicated that he would follow-up to ensure the most recently approved minutes are posted. Mr. Shoemaker noted that minutes are posted after they are approved by the Board. There were no further comments from the Board or the public and the motion passed unanimously.

Mr. McHugh moved to approve the List of Disbursements and Interfund Transfers dated September 25, 2017. Mr. Lange seconded the motion. There were no comments from the Board or the public, and the motion carried unanimously.

Mr. McHugh moved to appoint Bryan Grimm and Brad DeHart to fill unexpired terms on the Parks & Recreation Board. Mr. Lange seconded the motion. There were no comments from the Board or the public, and the motion passed unanimously.

Mr. McHugh moved to adopt Ordinance 7 of 2017, establishing the Sugartown Road / School Lane Sewer District. Mr. Lange seconded the motion. Fred Haack of East King Road and Jack McGinley of Second Avenue commented and requested further detail. Mr. Shoemaker explained that the sewer had been extended as far south as 617 Sugartown Road, with capacity to serve ten nearby residential properties. The tapping fee for each future connection to this section of sewer will be \$4,596.89, plus the base tapping fee of \$2,155.80. There were no further comments from the Board or the public, and the motion passed unanimously.

Mr. Burman certified the following Minimum Municipal Obligations for each of the Pension Funds for calendar year 2018, as calculated by the Township's actuarial consultants:

Police Pension Plan - \$710,750  
Nonuniform Pension Plan - \$81,800

Mr. Burman explained that no action of the Board was required at this time.

Mr. McHugh moved to approve and record the impervious coverage as-built plans for Applebrook Meadows. Mr. Lange second the motion. Mr. Shoemaker explained that these plans reflect any deviations in impervious coverage from the originally approved plans and the completed project. Mahala Renkey of Tulip Drive inquired about the allowable impervious coverage for individual units in the Development and expressed concerns about the size of some of the decks and other improvements within the Development. Mr. Shoemaker explained that the Development is one of five parcels on a large tract of land within the Unified Development Area Zoning District. In accordance with the regulations for the UDA Zoning District, each parcel is allotted a proportion of the overall impervious coverage for the entire District. In order to maintain an accurate record of the allowable impervious coverage, the HOA will certify any future applications for impervious coverage such as decks and/or generators within the Applebrook Meadows Development, utilizing the calculations on the recorded as-built plans as a starting point for determining whether impervious coverage is available for each application. This HOA will review and certify this information before allowing any such permit application to be submitted to the Township. Once the remaining impervious coverage is exhausted, no further permits will be approved. Mr. Burman reported that, although the Township awaits submission of a clean set of Plans to include a signature block for the Board of Supervisors, the Plans consist of three sheets last revised December 20, 2016, as recommended for approval by the Township Engineer in a memo dated January 6, 2017. The Board asked Mr. Burman to verify the date on the final set of Plans. There were no further comments from the Board or the public, and the motion carried unanimously.

Mr. McHugh moved to approve a one-year extension for each of the two Conditional Use Decisions relative to the proposed townhouse Development at 1720 West Chester Pike. Mr. Lange seconded the motion. Mr. Burman reported that, pursuant to the Zoning Ordinance, any approval of a conditional use request shall be deemed null and void 18 months from the date of such approval if within that period no application is made for a building permit, certificate of occupancy, sedimentation and erosion control permit, subdivision or land development approval or any other approval or permit required by the Township to proceed with construction, occupancy or use pursuant to the conditional use unless, prior to the expiration of the eighteen-month period, the Board of Supervisors shall grant an extension. Mr. Shoemaker reported that the Township has been in contact with the Applicant as they have explored options for the proposed Development. Mr. Burman reported that the Board granted their Decision and Orders in Applications C-7-14 and C-2-15 on December 19, 2016 and July 18, 2016, respectively. This request, if approved, would each deadline for an additional one year period. Mike Kerr of Stonehenge Lane asked whether any escrows had been established to reimburse the Township for fees. Mr. Burman reported that no application has been received and, therefore, no escrow has been established. There were no further questions from the Board or the public, and the motion carried unanimously.

Mr. McHugh moved to approve the revised Land Development Plan for the Paoli Walk Development. Mr. Lange seconded the motion. Mr. Shoemaker reported that the Plan had been modified because the Developer encountered problems with fill on the site, requiring changes to the design and layout of the retaining wall and related elements. There were no further comments from the Board or the public, and the motion carried unanimously.

#### **Citizens' Comments**

Hugh Brownstone of Cobblestone Drive inquired about the Mariner East Pipeline, indicating that he would like the Supervisors to consider adoption of an Ordinance to protect residents from the risks and challenges being faced by residents in nearby municipalities. Mr. Brownstone was most concerned about the

catastrophic risks, potential impact on home values, and disruptions to daily living that may be associated with pipelines. Mr. Shoemaker agreed with Mr. Brownstone, in general, while recognizing that pipelines are statistically the least hazardous means of transporting such materials. Mr. Shoemaker further commented that proper repair and maintenance are critical to the safety of the pipelines. Mr. Shoemaker reported that he would advocate that the Township fight long and hard to prevent the installation of any new pipelines in Willistown, noting the challenges at the federal and state levels. Mr. Shoemaker and Mr. Brownstone discussed the limitations of installing pipelines in existing Rights of Way. Mr. Brownstone thanked Mr. Burman for sending the Ordinance adopted in 2014 which amended Township regulations for surface facilities, including the establishment of separation distances. Mr. Shoemaker asked Mr. Brownstone to send Mr. Burman a copy of any sample Ordinances with regulations Mr. Brownstone would like the Township to consider.

Mahala Renkey of Tulip Drive inquired about the use of contingency funds as leverage in the final closeout of quasi-public improvements at the Applebrook Meadows Development. Mr. Burman indicated he would further discuss this matter with the Township Solicitor.

**Next Meeting**

The next regular meeting of the Board of Supervisors will be held on Monday, October 9, 2017 at 7:00 PM at 688 Sugartown Road.

**Adjournment**

There being no further business, Mr. McHugh moved to adjourn the meeting. Mr. Lange seconded the motion. There were no comments from the Board or the public and the meeting adjourned.

Respectfully submitted,



David R. Burman  
Township Manager