

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
Westtown Township Municipal Building, 1039 Wilmington Pike, Westtown
Monday, December 17th, 2012 at 7:30PM.

In attendance were, Chair Charles P. Barber; Vice Chair Thomas F. Haws; Police Commissioner Carol R. De Wolf; Township Manager Robert Layman; WEGO Police Lt. DiCave; and Planning Commission Member Brent Whitig. There were 3 guests in attendance.

I. Call to Order.

Chairman Charles Barber called the meeting to order at 7:38PM and led those present in the pledge of allegiance to the flag.

II. Approval of Minutes (Board of Supervisors, December 3rd, 2012).

Mr. Haws makes a motion to approve December 3rd minutes as presented. Carol DeWolf seconded the motion. There was no public comment at that time and motion was approved.

III. Summary of Board of Supervisors Workshop 12/17/2012.

Chairman Barber summarized the Supervisors Workshop. The Planning Commission has an open position and the Board met with six out of eight candidates. Supervisors had a discussion about the advertised budget that included some changes and entered into an executive session on police matters. In regards to the Open Space Task Force, the Supervisors stated there would be no proxy voting. Lastly, the Board also discussed some outstanding items pertaining to Westtown School and setting up a meeting between URS and Westtown School.

There was no public comment at that time.

IV. Departmental Reports.

A. Westtown-East Goshen Police Department – Lt. James DiCave

Lt. DiCave reported that there were 379 calls of service in Westtown Township in the month of November. Quick summary:

- There was one incident of disorderly conduct and another for attempted theft from motor vehicle.
- There were two incidents of retail theft on the 1500 block of West Chester Pike and three incidents of driving under the influence where one incident included a charge of marijuana possession.
- Detectives investigated a string of vandalism and criminal mischief complaints on Talleyrand Road, Woodstock Lane, and Westcroft Place. Damage was done to mailboxes and holiday displays as well as a slang word painted on a roadway that fell under the hate crime category. Three Westtown juveniles were identified as being responsible for the damage. Westtown Public Works crew responded to remove the slang word painted on the roadway. All three juveniles were charged with criminal mischief and will be required to community service.
- Burglary incidents:
 - o November 6th- daytime residential burglary on 900 block of Westtown Road. Detectives investigated numerous retail stores that purchase used game equipment and the stolen Xbox was recovered. The seller of the stolen system was identified and interviewed along with another individual. Detectives were able to seize stolen jewelry and are in the process of connecting the stolen jewelry with other burglaries.

- o November 21st- a yellow easy spilt log splitter was stolen from a residence between the 18th of November and 21st of November from the owner's unlock garage on 1600 block of East Street Road.
- o November 27th- A homeowner on the 900 block of South Concord Road reported a theft of two Google Android tablets and two Otter Box cases from her mailbox.

Lt. DiCave informed the Board of the recent increases of incidents in Thornbury Township of theft from unlocked vehicles. With the holidays just around the corner, Lt. DiCave stresses, that residents need to keep vehicles locked at all times, especially if they have a garage door opener inside. Criminals don't need to break into homes if they just use the garage door openers found in unlocked vehicles to gain access. Con jobs called "granny scams" are also on the rise. The conperson targets an elderly person by using the telephone to call and tell them that they are law enforcement personnel. This person goes on to say that they have their grandson in custody and who needs money wired to get him out of jail. The amounts reach as high as \$8,000. Lt. DiCave explained that to get someone out of custody, bail would be set at a hearing and then paid in person at the courthouse. Lastly, Lt. DiCave advised the Board as well as residents of Westtown that police patrols will be increased to monitor for impaired drivers during the holiday season.

The floor was open to public comments.

Chairman Barber asked Lt. DiCave if the vehicle burglaries were just in residential areas or does it include shopping centers as well. Lt. DiCave said that most of the incidents the police get are break-ins in residential areas but from time to time they get reports of vehicle theft in shopping center areas. Individuals would observe people getting out of vehicles and placing valuables in the trunks that they would later break into and steal credit cards, etc. The credit card companies, stated Chairman Barber, rarely have interest in prosecuting people who steal credit cards because of small the amount. He would like to know if it is up to the victim to pursue charges. In some cases, credit card companies won't write off the fraudulent charges without a police report, explained Lt. DiCave, so it is wise for victims to report the theft to the Police. He also said the Federal Government has taken a few of these local cases on and prosecuted those involved.

Ms. DeWolf ask if there was an update on the condition of the woman who was involved in a shooting a few weeks prior. Lt. DiCave said she has been released from the hospital and has given a statement of the events from that night. All the information on the case has been sent to the District Attorney's office and the police are waiting to hear if any charges will be filed. Mr. Haws asked if the Township could send another list blast to notify the public to be extra vigilant this holiday season and lock their vehicles as well as include information about the "granny scams".

There was no further public comment at that time.

B. Township Solicitor – Robert F. Adams

There were no items to be reported for Mr. Adams at this time.

C. Township Planning Commission – Brent Whitig

Brent Whitig reported that the Planning Commission met on December 5th, 2012 and the appointment was with Bozzuto Representative Don Tracy, John Jaros, and Keith Lieberman in regards to their proposal of amending the Special Use Overlay (SUO) area that would allow them to build 260 apartment units on 18 acres. Their proposal includes completing the connector road at a cost of 1.4 to 1.6 million, explained Mr. Whitig, as well as improvements to the 202/926 intersection, gravity sewer between the apartment site and the Pleasant Grove

pump station, and the pump station itself. Township Engineer Rob Pingar had questions that they were able to address. Mr. Whitig feels that the developer and its team are very close to agreeing though there was some push pull pertaining to the amount of parking per unit. The parking ordinance in Westtown is 2.5 parking spots per unit and the original amount in Bozzuto's proposal was 1.5 spots per unit. The Urban Land Institute recommends 1.65 parking spots per unit and the change in the developer's proposal reflects their support of that recommendation. To answer Ms. DeWolf's question about the size of the apartments in regards to the amount of bedrooms, Mr. Whitig stated that 50 percent of apartments will be one bedroom, 35 percent will be two bedrooms, and 15 percent will be three bedrooms. Mr. Whitig explained that Bozzuto did not have an updated traffic study and that they are only going to develop the connector road from 926 up to the development. The letter from Mr. Jaros in response to Mr. Pingar's letter shows some disagreements that need to be address. Mr. Tracy, Mr. Jaros, and Mr. Lieberman are coming back December 19th when Mr. Whitig feels that the Planning Commission will be ready to vote on the recommendations for the changes once the disagreements are resolved.

There was no public comment at that time.

V. Public Comment on Non Agenda Items.

Walt Pavelchek, 1050 South New Street, passed along a comment he made after the presentation by Bozzuto. He feels that the parking spot requirements in the Westtown are inadequate because many households have more than three cars that need parking especially in the developments. Being that 50 percent of the Bozzuto's proposed apartment units will be single bedrooms, he stated, that will help keep parking issues low around that area. Mr. Pavelchek has seen many vehicles parked in the streets all over the Westtown and feels the Township should adjust the ordinance in a more safe and sensible way.

There was no further public comment at that time.

VI. Old Business.

A. Adoption of the 2013 Budget

Chairman Barber stated that the advertised Budget included a tax increase of .5 mill and that there were questions on how the additional funds are going to be spent.

Mr. Haws said that after looking at the budget again, it was concluded that the tax increase would have to be 1.0 mill rather than the advertised .5 mill. The breakdown of the 1.0 mill increase would see .5 mill going towards infrastructure and the other .5 mill going into the General Fund which would help rebuild the Reserve Fund.

Mr. Haws made a motion to approve the 2013 Township Budget with a tax increase of 1.0 mill by signing resolution 2012-12 which states the Board of Supervisors for Westtown Township in the County of Chester hear by resolves to increase the Westtown Township Real Estate Tax Rate from 2.5 mills to 3.5 mills constant with the revenue requirements of the outlined 2013 Budget enacted on this day. Ms. DeWolf seconded the motion to approve resolution 2012-12.

The floor was open to public comments.

Ms. DeWolf said that there are some undefined items that part of the allotted 0.5 mills for the General Fund will be considered for that will be addressed by the Board throughout 2013.

There was no further public comment at that time.

Chairman Barber called for vote of the motion. Unanimously approved by the Board.

VII. New Business

A. Sewer Rate Increase

Chairman Barber stated that there will be a modest increase to the sewer rates in the Township due to additional treatment requirements for phosphorus reductions being imposed by the DEP.

Mr. Haws made a motion to approve the rates as presented. As per Ms. DeWolf's request, the following are the new sewer rates that will be in effect as of January 1, 2013:

Each private dwelling:

1. West Goshen Sewer District
 - Subdistrict 1 \$200.00/Q
 - Subdistrict 2 \$175.00/Q
 - Subdistrict 3 \$200.00/Q
 - Subdistrict 4 \$175.00/Q

2. Westtown Chester Creek District \$185.00/Q

Each living unit in a multiple-occupancy Building:

1. West Goshen Districts \$175.00/Q

2. Westtown Chester Creek District \$185.00/Q

Each church, per connection:

1. West Goshen Districts \$185.00/Q

2. Westtown Chester Creek District \$200.00/Q

Mr. Haws made a motion to approve the amended sewer rates provided in Ordinance 2012-6. Seconded by Ms. DeWolf.

There was no public comment at that time.

Chairman Barber called for vote of the motion. Approved by the Board.

B. Chester – Ridley – Crum Watershed Event

Chairman Barber announced that Tom Brightman, the Land Stewart of Longwood Gardens, and Penn State Brandywine invite the public to the Chester-Ridley-Crum Watershed Event about restoring habitats, landscaping structure, and health in local watersheds. This event is free but pre-registration is recommended because of the limited space available. The event details are as follows:

When: Sunday, March 10, 2013 from 2:00pm to 3:30pm
Where: Tomezsko Building Auditorium at the Penn State Brandywine campus
Address: 25 Yearsley Mill Rd., Media, PA 19063
Contact: CRC Watersheds at crc@nni.com or 610-892-8731
www.crcwatersheds.org

*In case of inclement weather, call 610-470-9660

Ms. DeWolf asked if this will help satisfy part of the Township's MS4. Chairman Barber and Mr. Layman replied that it does help. Ms. DeWolf recommended that a list serv

announcement be put out to residents informing them of this event as well as a list serv that explains the sewer rate increases as well as the tax increase so residents can prepare their budgets for 2013.

The floor was open to public comments.

A resident ask if the event announcement will be in the next newsletter which Mr. Layman said that he would have to check.

There was no further public comment at that time.

C. Chief of Police – Agreement Extension

Chairman Barber explained that support of the Police Commissioner's vote to extend Chief Eugene Dooley's contract between East Whiteland Township, Westtown East Goshen Regional Police Commission, and Westtown Township for another six months (\$98.00/hr.) is needed at this time. This would allow coverage of the Police Department while the search for a replacement takes place.

Mr. Haws made a motion to support the Police Commissioner's vote to approve the extension of Chief Eugene's contract for six months. Seconded by Chairman Barber.

There was no public comment at that time.

Chairman Barber called for vote of the motion. Approved by the Board.

VIII. Public Comments on All Topics

Ms. DeWolf commented on the phenomenal renovations done to the Oakbourne Mansion's Dunning Room that made it all the more gorgeous and suggested sending a letter thanking Nicholas Santoleri of Pine Ridge Productions, Inc. for the artwork on the walls that added to the overall beauty. She further thanked the volunteers for the decorations which made the Township Holiday party so memorable.

Mr. Haws seconded Ms. DeWolf's comment of the great and wonderful work Joanne Grube has done over the last couple months with preparing an incredible budget and providing analysis of the proposed budget throughout of whole process.

The Supervisors and Township staff also thanked all the residents who donated decorations for use at the Mansion this holiday season.

There were no further public comments at that time.

VIII. Payment of Bills

Mr. Haws made a motion to pay the bills as presented. Ms. DeWolf seconded the motion.

There were no public comments at that time.

Chairman Barber called for vote of the motion. Approved by the Board.

X. Adjournment.

On the motion of Mr. Haws, seconded by Chairman Barber, the meeting was adjourned at 8:10 pm.

Respectfully Submitted,
Robert Layman,
Township Manager