

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
Township Municipal Building, Stokes Assembly Hall, 1039 Wilmington Pike, Westtown
March 2, 2009, 7:30PM

In attendance were Supervisors Chair Carol R. De Wolf, Vice Chair Charles P. Barber; and Police Commissioner Thomas A. Foster; Township Manager Robert Layman; Township Solicitor Robert F. Adams; Township Building Inspector John Wilson; Township Planning Commission member David Walter; and Oakbourne Mansion Commission Chair Eva Foster. There were nine guests in attendance.

I. Call to Order.

As there was a quorum present Chair De Wolf called the meeting to order at 7:34Pm.

II. Approval of Minutes (February 17, 2009 Regular Meeting).

Mr. Foster made a motion, seconded by Ms. De Wolf, to approve the minutes of the February 17, 2009 regular meeting. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors approved the minutes as presented. (Mr. Barber abstained as he was not in attendance at the February 17th meeting).

III. Summary of Board of Supervisors Workshop 1/5/09.

Ms. De Wolf reviewed the workshop agenda. The Board discussed the following: Waiving of the rental fee for a wedding at the Oakbourne Mansion in May 2010; Review of the Park Master Plan for possible grant funding; Executive session concerning police contract negotiations; Regionalizing Emergency Management; The upcoming Meeting on the proposed lighting ordinance; and URS sewer planning.

IV. Departmental Reports.

A. Township Building Inspector – John Wilson.

Mr. Wilson reviewed the February Building report. He stated that a contractor has bought four properties in the Westtown Farms development (Hilltop Road) which he is rehabbing. The rehabbing of these homes should help raise the property values in this older development. Mr. Wilson stated he had to issue a stop work order for 304 Beechwood Road as the contractor is working without a permit. Mr. Wilson reviewed the grease issue. He stated that the schools are being cooperative as well as Giant and Acme and will report monthly to the Township.

B. Township Roadmaster- Mark Gross.

In the absence of Mr. Gross due to the snow storm Mr. Layman reviewed the February Road report. He commented that this is the third snow/ice event so far this winter. He also stated that the Road Department has been taking samples from the outfalls for the MS4 report and has done the annual inspection of the playground equipment in the parks. The Department also continued with cleaning of the stormwater inlets.

C. Township Planning Commission – David Walter.

Mr. Walter stated that this weeks' Planning Commission was canceled as the members would like to attend the lighting meeting on Wednesday night at Bayard Rustin High School. The Commission at their February 18th meeting discussed the connector Road north of West Pleasant Grove Road. He stated that residents of Arborview are against the opening of the cul-de-sac which they feel will bring heavy traffic through their neighborhood. Mr. Walter said the Township Road Master feels, for safety reason, the cul-de-sac should be opened. He also stated that there is 100' gap on West Pleasant Grove Road between the north/south connections of the connector road for which the developers are not accepting responsibility. The Commission also commenced their review of Makemie Ridge. Mr. Walter stated that Ms. Bavaria, CEO of Presby homes

reported that half of the units have been sold but are not planning to build until they reach a certain level of sales which she did not specify. Ms. De Wolf asked what safety concern the Roadmaster had for opening the cul-de-sac. Mr. Walter responded that the Roadmaster feels the cul-de-sac needs to be open for access for emergency vehicles. Ms. De Wolf stated that the Board has heard the concerns of the Arborview residents at previous meetings. She asked Mr. Walter if the Planning Commission had come to a resolution on this issue. Mr. Walter responded in the negative.

D. Parks Advisory Group – Leonard Tehrani.

Mr. Layman, in the absence of Mr. Tehrani, reported on the recent Parks Advisory meeting. He stated that programs for the year were discussed which will be presented to the Board once they are finalized. He also stated that Parks Advisory will be meeting with Thornbury Chester County's Park's group to discuss holding joint events such as the movie nights.

E. Oakbourne Mansion Commission – Eva Foster.

Mrs. Foster stated that the Commission did not meet in February as the other members were not available. She stated that she has had quite a few inquires about the Mansion but feels that the condition of some of the rooms is making it hard to rent. She asked the Board if the radiators could be painted in the Marble Room and that something could be done with the wall paper that is peeling. Mr. Layman stated that the radiators could be painted. Ms. De Wolf stated that the Board had discussed the waving of the rental fee for a wedding in May 2010 and is agreeable to do this.

Mr. Foster made a motion, seconded by Mr. Barber, to waive the rental fee for use of Oakbourne Mansion for a wedding in May of 2010. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved waiving the fee.

V. Public Comment (None Agenda Items).

There were no public comments.

VI. Old Business

A. Announce Change in Public Meeting Date – Proposed Outdoor Lighting.

Ms. De Wolf announced that the Public Meeting for the proposed lighting ordinance has been changed to Wednesday, March 4th. The meeting will be held in the auditorium of Bayard Rustin High at 7:00Pm. She also emphasized that this was a meeting not a hearing on the ordinance and the Board would not be voting on the ordinance at that time.

B. Adopt Ordinance 2009-1 Sidewalk.

Ms. De Wolf stated that the Ordinance sets the ownership and maintenance of sidewalks. She also stated that maintenance of curbs has been removed from the ordinance.

Mr. Barber, made a motion, seconded by Mr. Foster, to adopt Ordinance 2009-1 Sidewalks. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously adopted the ordinance.

VII. New Business.

A. Approve Conditional Use Decision Tract 2008-5 J. Loew & Associates 1081 Old Wilmington Pike.

Tim Townes was in attendance for J. Loew & Associates.

Mr. Adams reviewed the Conditional Use Decision with the Board. He stated that he has clarified in the document the possibility of the re-timing of the traffic signals at Skiles Boulevard. This

would be done post construction and the developer would be responsible for the cost. Mr. Adams stated that the document is in order for the Board's execution this evening.

Mr. Foster made a motion, seconded by Mr. Barber, to approve the Conditional Use Decision for Tract 2008-5 J. Loew & Associates. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved execution of the Conditional Use Decision.

B. Annual MS4 Stormwater Management Report.

Mr. Layman stated that the Township is required by DEP to present this report on an annual basis. He also stated that the Township does not receive funding from the State to offset the costs of the Stormwater Management program. There are two components to the program. The first is public education and outreach. Articles on stormwater management are included in the Township Newsletter. The Township also partners with the Chester-Ridley-Crum Creek Watershed Association who holds seminars for the public on various topics pertaining to stormwater. They also hold annual cleanups of Chester, Ridley and Goose Creek in which Township participate. The second component is done by the Road Department who checks the stormwater basins and takes samples of the runoff to see if pollution abating activities need to be performed. Members of the Township Road Crew attend training sessions on stormwater management.

C. Approve URS Act 537 Contract.

Ms. De Wolf said the contract is for consulting services pertaining to revisions to the Act 537 plan for the sewer facilities for Makemie Ridge, Crebilly and the expansion of the wastewater treatment plan. She also stated that there is a potential to receive reimbursement from DEP and the developer for our expenses. Makemie Ridge needs to review the URS letter before execution of the contract.

Mr. Barber made a motion, seconded by Mr. Foster, to approve the URS Act 537 Contract conditioned on written approval from Makemie Ridge. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the contract as conditioned.

VIII. Public Comment (all topics)

Richard Harkins, 1100 Talleyrand Road, stated that he grew up in Westtown near the Jones farm which is now the high school property. He will not be able to attend the meeting on the lighting ordinance but would like to express to the Board that he is in favor of the Ordinance and hope that the Board will support the ordinance.

IX. Payment of Bills.

Mr. Foster made a motion, seconded by Mr. Barber, to approve payment of the bills. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved payment of the bills as presented.

X. Adjournment.

On the motion of Mr. Foster, seconded by Mr. Barber the meeting was unanimously adjourned at 8:05Pm.

Respectfully Submitted,
Robert Layman,
Township Manager

