

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
Westtown Township Municipal Building, 1039 Wilmington Pike, Westtown
Monday, April 6, 2015 at 7:30 PM

In attendance were: Chair Mike Di Domenico, Vice Chair Carol DeWolf, Police Commissioner Tom Haws, Township Manager Rob Pingar, Township Roadmaster Mark Gross, and Historical Commission Member Dan Campbell. There were 8 guests present.

I. **Pledge of Allegiance & Call to Order**

Mr. Di Domenico led the Pledge of Allegiance and called the meeting to order at 7:30 PM. He asked if anyone in the audience was using a recording device. Candace from the Daily Local News was.

II. **Approval of Minutes (March 16, 2015)**

Ms. DeWolf made a motion to approve the March 16, 2015 minutes. Mr. Haws seconded the motion. There were no comments and the minutes were approved.

III. **Workshop Meeting Summary (April 6, 2015)**

Mr. Di Domenico stated that the workshop session began with a meeting with Deb Litman-Goch, Chair of the Parks and Recreation Commission discussing budget, goals, events, and festivals at Oakbourne Park.

The Wireless Communications Ordinance and the St. Maximillian Kolbe School Fundraiser were discussed in the Workshop and will be further discussed in the Regular Meeting.

The Supervisors discussed developing a Request for Proposal for updating the Zoning Ordinance and Comprehensive Plan. The Board also authorized Mr. Pingar to write a letter supporting a 50 acre bird sanctuary in Newtown Township.

Mr. Haws noted there were two items discussed in Executive Session regarding police matters and possible litigation.

There were no questions regarding the workshop.

IV. **Departmental Reports**

A. **Public Works – Mark Gross**

Mr. Gross reported the road crew responded to 5 ice and snow events in March. The crew has been working to repair the winter road damage. Large pot holes have been filled and rectified. A few small ones continue to open up, but will be handled accordingly. He and Mr. Pingar met with McCormick Taylor (MT) and showed them the selections for the 2015 road maintenance project. MT will be working to compile the bid package this month.

Mr. Gross met last week with Carter Van Dyke, Landscape Architect for the Tyson Park Bioswale Project, and the contractor, Greenweaver, to stake out the property for the limits of disturbance. There will be 2 phases of construction within the next month, pending the availability of plant material.

The wastewater treatment plant is 12 years old and is undergoing repairs to treatment components. The repairs should be done by the end of this month. Additionally, one of the pumps at the Kirkwood pump station failed, and has been sent out for repair. Mr. Gross noted that a

thermal imaging scan was performed at the plant and pump station as a method of predictive maintenance. The cameras indicate heat build-up at terminals and connections. He also reported that the department took delivery of the new crane truck, which was put to immediate use pulling the pump at Kirkwood.

Future projects include replacing the acoustic ceiling and lighting in the Dunning Room at the Oakbourne Mansion. Pam Coleman has reported that prospective clients and caterers routinely comment on the drab ceiling and outdated fluorescent tube lighting. The ceiling will be replaced with recessed lighting with energy-efficient, dimmable LED lighting.

Mr. Haws thanked Mr. Gross for his work on the potholes, and for meeting with PennDOT to discuss the potholes on state owned roads. Mr. Pingar mentioned that PennDOT has been inundated with calls about road repairs, but that they have finite resources. Because of union restrictions they cannot use outside contractors. Mr. Gross stated that PennDOT did approve additional weekend time to speed up the road repairs. PennDOT has been nonspecific in providing the Township with timing and location for road repairs, but did say that SR 926 is not on the schedule to be repaved this year.

Ms. DeWolf asked if there was a requirement for PennDOT to provide safety cones around potholes until they are repaired. Mr. Pingar responded that it was unlikely unless they are doing a comprehensive road repair. Mr. Haws asked if Representative Truitt could assist in the road repairs in any way. Mr. Pingar said he will make phone calls to Mr. Truitt and Senator Pileggi.

Richard Pomerantz, 1005 Robin Drive, asked why roads in Delaware and Maryland are in better condition than ones in Pennsylvania. Mr. Gross replied that DE and MD roads were well designed with drainage management and wider shoulders, which significantly improve the life of the road. Additionally, there is a difference in the soil structure south of the C&D canal. PA has more clay in the soil, as well as more frequent and deeper freeze/thaw cycles. Finally, Mr. Gross noted that road material is also a factor. PennDOT asphalt mixture lacks adhesion and uses 15% recycled material, which plays a part in the deterioration of the roads. Municipalities have to use the mixture mandated by the state in order to use Liquid Fuels monies. Mr. Pomerantz asked what can be done to change the way we contact our officials to get a better response from them. Mr. Gross replied that it will be a topic of discussion at the state convention in two weeks. Finally, Mr. Pomerantz commented specifically on a pothole at Westbourne and S. Concord Road. Mr. Gross replied that is a state maintained road, and PennDOT is aware of that pothole.

Mr. Haws noted that the infrastructure in PA is deteriorating and urged residents to contact their state representatives to stress the urgency of the repairs. Mr. Haws thanked the Road Department for their hard work repairing the potholes.

Jane Jones, 10 S. Garden Circle, stated that a plow deposited road debris onto her property and gouged the roadway. She also noted scratches on the sidewalks. Mr. Gross said he would conduct a site visit following the meeting to evaluate the condition of the road. Mrs. Jones also stated that she visited the Township building on March 23 to lodge her complaint and was dissatisfied with the response she received from the Mr. Pingar. Mr. Pingar stated that the Township does not have the resources to clean up every resident's yard, and that each homeowner must do their part as a community and clean up their own yard.

There were no other questions or comments.

B. Building Department – Rob Pingar

Mr. Pingar stated that in the month of March there were 21 Certificates of Occupancy issued: 11 residential resale, 5 residential miscellaneous, and 5 commercial, including 3 units at Westtown Reserve. There were 12 building permits: 11 residential and 1 commercial. Two demolition permits were issued including 1016 Carolyn Drive which was destroyed by fire last Thanksgiving.

There were no questions or comments.

C. Historical Commission (HC) – Dan Campbell

Mr. Campbell stated that the HC had been tasked with developing an inventory of all historic properties in the Township built before 1900. The Board requested that this list be reviewed by an independent professional consultant. Jane Dorchester was hired for that purpose. Ms. Dorchester identified a number of additional properties that she would like to review for their inclusion on the list. Ms. Dorchester and Mr. Walter, HC Chair, took a driving tour of the Township. Mr. Campbell suggested that she would have a report for the Supervisors shortly.

Federal and State requirements for historic structures state that they must be at least fifty years old. During the tour, Ms. Dorchester noted a number of structures built between 1900 and 1945. That is a significant period in American history when architecture changed. Ms. Dorchester suggested itemizing these structures as part of her work with the Township. Mr. Haws stated the HC would not need to ask approval to proceed with this as long as it did not exceed the amount of Ms. Dorchester's contract. Ms. DeWolf agreed.

Mr. Campbell noted that the Parks and Recreation (P&R) Commission is planning a Holiday Festival again this year, and the HC plans to have living history representatives, portraying significant historical figures from Westtown.

The HC contributed in the discussions of two historic properties on the Crebilly Farm Property. Gail Guterl has researched the historical Westtown Inn which is involved in the 202 and 926 intersection widening and provided it to Mr. Pingar.

There were no comments or questions from the public.

D. Planning Commission (PC) – Dick Pomerantz

Mr. Pomerantz stated that the Planning Commission discussed the Wireless Facilities Ordinance in their last meeting. He noted that the PC was able to make a recommendation to allow for wireless facilities in specific locations using existing infrastructure. The PC unanimously recommends its approval by the Board of Supervisors, with the changes discussed at the Planning Commission meeting on March 18, 2015.

Mr. Di Domenico thanked Mr. Pomerantz and the PC for their work of this time sensitive issue.

There were no comments or questions from the public.

V. Public Comment Non Agenda Items

Ms. DeWolf reported that the Board of Supervisors held an executive session on personnel on March 31, 2015.

Walter Pavelcheck, 1050 S. New Street, stated that on May 15, 2014 the Open Space Recreation and Environmental Resources Plan for the Township was adopted. Mr. Pavelcheck requested a first annual progress report on this plan for discussion at a May meeting and distribution to the residents. Mr. Pavelchek also asked about the status of providing the Tyson Park Design/Build Project descriptive materials to residents. Mr. Pingar stated that he was working to obtain the information from the designer so that he can share it. He apologized for the delay.

There were no other comments or questions.

VI. **Old Business**

A. **Wireless Facilities Ordinance – Authorization to Advertise**

Mr. Di Domenico stated that the Board discussed the Wireless Facilities Ordinance in their Workshop meeting and decided to table the decision until the May 4, 2015 meeting. Mr. Haws elaborated, stated that the Board had some additional questions they want to be addressed. Then the final draft of the ordinance will be sent to the Chester County Planning Commission for their feedback. After their review, the Board will then advertise this ordinance for publication and act accordingly.

There were no other comments or questions.

VII. **New Business**

A. **Resolution 2015-1 – St. Maximilian Kolbe School Special Occasion Permit**

Mr. Di Domenico stated that St. Max is seeking support from the Township for a PA Liquor Control Board Special Occasion Permit for alcohol to be served at a fundraising event. Ms. DeWolf made a motion to adopt Resolution 2015-1. Mr. Haws seconded the motion. There was no public comment and the motion was approved.

There were no comments or questions.

B. **Announcements**

Mr. Di Domenico made the following announcements:

1. The Township is seeking to fill an unexpired vacancy on the Planning Commission. Interested residents should send their resume and letter of interest to the Township Manager.
2. There is a Keep Your Kids Safe Seminar at 7:00pm Wednesday, April 15, 2015 at Paoli Hospital.
3. The Township Community Yard Sale will be held Saturday, April 25 from 10am to 1pm at Oakbourne Park.

VIII. **Public Comment on All Topics**

There were no comments or questions from the public.

IX. **Payment of Bills**

Mr. Haws made a motion to pay the bills as presented. The motion was seconded by Mr. Di Domenico. There was no public comment and the motion was approved.

X. **Adjournment**

Mr. Di Domenico adjourned the meeting at 8:25 PM.

Respectfully Submitted,

Robert R. Pingar
Township Manager