

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
STOKES ASSEMBLY HALL, 1039 WILMINGTON PIKE
June 16, 2008, 7:30Pm

In attendance were Supervisors Chair Thomas A. Foster, Carol R. De Wolf Vice-Chair; and Charles P. Barber Police Commissioner; Township Manager Robert Layman; Westtown-East Goshen Police Chief John M. Dumond and Township Planning Commission member Brent Whitig. There were ten guests in attendance.

I. Call to Order.

As there was a quorum present Chair Thomas Foster called the meeting to order at 7:30 PM and led those present in the pledge of allegiance to the flag.

II. Approval of Minutes (May 19, and June 2, 2008 Regular Meetings).

Mr. Barber made a motion, seconded by Mr. Foster, to approve the minutes of the May 19, 2008 regular meeting. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the minutes as presented.

Ms. De Wolf made a motion, seconded by Mr. Barber, to approve the minutes of the June 2, 2008 regular meeting. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the minutes as presented.

III. Departmental Reports.

A. Westtown-East Goshen Police Chief John M. Dumond.

Chief Dumond reviewed the May statistics for Westtown. He reported on an accident this morning at Route 202 and Greentree Drive in Thornbury Township in which there was a fatality. The accident is still under investigation and the cause has not been determined. Ms. De Wolf thanked Chief Dumond for the patrolling of the Traffic Unit on Jacqueline Drive.

B. Planning Commission – Brent Whitig.

Mr. Whitig reported on the June 4, 2008 Planning Commission meeting. He read into the record the June 6th, 2008 Planning Commission letter to the Board of Supervisor with their recommendation for approval of the Township Lighting Ordinance (attached). Mr. Whitig mentioned that the resident's main concerns during discussions of field lighting were height of the fixtures and number of lighted events. Mr. Foster thanked the Planning Commission for their hard work on the ordinance and stated the Board will be reviewing the ordinance. Mr. Barber said in an email received from a resident the resident stated that there was an agreement that the School District would not install field lighting for ten years. Mr. Barber said as far as he could determine from the Township records there is no written agreement to this effect. Mr. Whitig said this had been discussed with Mr. Campbell, Project Manager WCASD, but it was never determined that this was correct. Mr. Baber also asked if the School District had done an analysis of the cost of the lighting to the tax payers. Mr. Whitig said this was discussed with Mr. Campbell but not in relationship to the ordinance. Ms. De Wolf asked if there is any language in the ordinance pertaining to security as lighting the fields will draw larger crowds. Mr. Whitig responded that the issue of security would need to be included in an existing Township ordinance relating to that subject. Mr. Whitig stated that the Township Engineer had reviewed the simple subdivision plan for the Rustin Pump station and had determined that the easement from SEPTA was not properly represented on the plan. He stated that the School District will be addressing this and a vehicle access easement with SEPTA. The Commission also reviewed the simple subdivision plan for the Gate House

at Oakbourne Park. There are two items the Commission need clarified; rezoning of the subdivided piece to R1 and connecting the Gate House to public sewer.

IV. Public Comment-Non Agenda Items.

Charles MacIntyre, 1555 Carmac Road, asked that the Township address the overgrowth on the vacant property at 1553 Carmac Road. Mr. Layman advised Mr. MacIntyre that this has been addressed. A letter was sent to the current property owner requesting that the property be cut within ten days. If the property is not cut the Township reserves the right to cut the overgrowth and bill the owner. If the bill is not paid the property is liened.

Sean Kelly, representing Makemie Ridge, stated that he felt the meeting with the Supervisors and traffic consultants this past week had been productive. Mr. Kelly said it appears the dual left hand turn lanes from Route 926 northbound on Route 202 are a priority. The applicant will be reviewing their design and budget to make this happen. They will also set a date to meet with the Township's Traffic Consultant and PennDOT.

V. Old Business:

There was no old business

VI. New Business:

A. Refer Proposed Amendments of Township Zoning Ordinance to Chester County Planning Commission for Review.

Mr. Foster said this item would be tabled as the Board has not completed its review of the proposed amendments. He stated that once the proposed amendments are sent to the Chester County Planning Commission for their review you cannot make any additional changes without restarting the whole process.

Michael Shiring, Attorney for Presby Homes, said they would like to move forward with the project and hoped that the Board would vote tonight to pass the proposed amendments to the Chester County Planning Commission for review. He stated that their letter of June 11th, 2008 pertaining to the proposed amendments was acceptable to the Planning Commission and Mr. Snook except for wording relating to trails and open space. Mr. Foster said the Board is not going to refer this to the County Planning Commission until they have completed their discussions. Mr. Foster asked Mr. Shiring why the Township should make the changes that were suggested. Mr. Shiring stated that the changes relate to what has been discussed at the Conditional Use Hearings. He also stated that the Board is aware that the connector road is being proposed and sidewalks will be provided on connector roads A & B. Mr. Kelly stated that as this will be a private gated community it would be better to have any public trail access located on the connector road. Mr. Shiring also discussed with the Board "fee in lieu of" pertaining to open space and public recreation in a CCRC or Business Center. Mr. Foster stated that the Board will continue their review and hope to have this back on the July 7th meeting agenda.

B. Appoint Building Code Officer

Mr. Foster stated that Mr. Layman has been certified by the State to hold this position.

Ms. De Wolf made a motion, seconded by Mr. Barber to appoint Robert Layman as the Township's Building Code Officer. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously appointed Robert Layman to the position of Building Code Officer.

C. Grant Final Approval Tract 2006-3 Swiss Farms 1500 West Chester Pike.

David Redash, Engineer, Edward B. Walsh and Associates, was in attendance for Swiss Farms.

Mr. Layman stated that all the conditions of final approval have been met as stated in the Planning Commissions letter of July 31, 2007.

Mr. Redash stated that the Escrow and Land Development Agreement are in the process of being finalized.

Ms. De Wolf made a motion, seconded by Mr. Barber, to grant final approval for Tract 2006-3 Swiss Farms and execute the plans this evening. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors granted final approval for Tract 2006-3 Swiss Farms.

VII. Public Comment (All Topics).

Ms. De Wolf announced that a Tree Dedication will be held in Oakbourne Park on Friday, June 20th, at 2:00Pm, honoring Walter Pavelchek for his dedicated service to the Township.

VIII. Payment of Bills.

On the motion of Mr. Barber, seconded by Ms. De Wolf, the Board of Supervisors unanimously approved payment of the bills as presented.

IX. Adjournment.

On the motion of Mr. Barber, seconded by Ms. De Wolf, the meeting was adjourned at 8:11Pm.

Respectfully Submitted,

Robert Layman,
Township Manager