

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING  
Westtown-East Goshen Police Building Conference Room  
1041 Wilmington Pike, Westtown  
November 6, 2006 7:30PM

In attendance were Supervisors Chairman Thomas A. Foster, Vice-Chairman Charles P. Barber and Police Commissioner Carol De Wolf; Township Manager Robert Layman; Township Building Inspector John Wilson; Township Roadmaster Mark Gross; and Parks Advisory Group Chairman Rob Upton. There were eight guests in attendance.

**I. Call to Order.**

As there was a quorum present Chairman Foster called the meeting to order (7:32Pm) and led those present in the pledge of allegiance.

**II. Approval of Minutes (October 16, 2006 Regular Meeting).**

Mr. Barber made a motion, seconded by Ms. De Wolf, to approve the minutes of the October 16, 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. Township Building Inspector – John Wilson.**

Mr. Wilson reviewed the October Building Report. He reported with the issuing of four more permits for Arborview over a third of the homes have been sold. He issued a stop work order on construction of a single family residence on Wood Lane as they did not have an approved grading plan. He also stated that the renovations to the Gate House are moving forward. Ms. De Wolf asked the status of a possible increase in permit fees. Mr. Layman advised Ms. De Wolf that the increase of fees is still under review.

**B. Township Roadmaster- Mark Gross.**

Mr. Gross reported that the Department has been doing crack sealing of roads throughout the Township. The Township rents a machine with West Goshen to do the work in both Townships. Mr. Gross stated that the concrete handicap walkway, required by the grant for the new playground equipment in Oakbourne Park, has been completed. He also reported that the Department has been working with URS to try and determine why the new pump at the Pleasant Grove Pump station is not performing at the expected rate. Mr. Foster asked about the traffic signal repairs at Skiles Boulevard. Mr. Gross responded that he has met with the insurance adjustor who seemed receptive to honoring the Township's claim. Mr. Foster questioned why DEP was testing the pond water at Oakbourne Park. Mr. Gross explained this is an on going study by DEP to test for pesticides and lawn nutrients in pond water. DEP feels Oakbourne is a good pond to study as it borders on residential property. Ms. De Wolf requested a list by the next Board meeting of the Township roads being considered for repairs in 2007. Mr. Gross stated that Aqua will be doing water main work on Jacqueline Drive and Goodwin Lane and he would like to coordinate the Township road work with Aqua.

**C. Township Planning Commission.**

Mr. Layman stated that the October 18, 2006 Planning Commission meeting was canceled. At this week's meeting the Commission will review the revised plan for Sharon Bank, the zoning ordinance amendments for the A/C District and two applications to the Zoning Hearing Board. The zoning applications are for a fence variance on the Loew property 1090 S. New Street and an application from T-Mobile for a communications tower at 1631 West Chester Pike.

Ms. De Wolf asked if the Board felt they should present a letter stating their position on the application for the fence variance. Mr. Foster and Mr. Barber both felt that this should be handled through the Zoning Hearing Board process. Ms. De Wolf stated that she would attend the Planning Commission meeting.

**D. Parks Advisory Group.**

Mr. Upton stated the October 10, 2006 Parks Advisory Group meeting was not considered an official meeting as a quorum was not present. Representatives from the West Chester Cricket Club were in attendance asking if the Township had a larger field for their use. Mr. Upton said they were advised the Township did not have a field available and directed them to contact Bayard Rustin High School and Westtown School. Mr. Upton asked that the Parks Advisory Group be kept informed of the activities of the Oakbourne Mansion Commission. Ms. De Wolf suggested that a member of Parks Advisory should be a liaison to the Mansion Commission. Mr. Upton stated that Parks Advisory deals with different issues. Mr. Foster said the first order for the Mansion Commission will be to raise funds. He also stated that the Commission will have an on going relationship with Parks Advisory.

**IV. Public Comment Non-Agenda Items.**

Leonard Mammucari, 523 W. Pleasant Grove Road, complained about the speeding on W. Pleasant Grove Road and the deterioration of the road from the construction at Arborview. The last time he attended a Township Meeting concerning this issue he was assured that something would be done to limit the access to W. Pleasant Grove Road. He requested that the Township install speed humps, put a stop sign at Dunvegan Road or reduce the 35mph speed limit in order to slow down traffic. Mr. Mammucari said he was not sure of the time table for public sewers but felt that the reconstruction of the road should not be done until sewers are installed. Mr. Foster responded that W. Pleasant Grove Road was in Phase Five of the sewer plan but public sewer could be available sooner because of the development of Crebilly. Mr. Mammucari said he was not aware that there was to be development on Crebilly and feels the Township should be looking into a bond issue to purchase the property. Ms. De Wolf advised Mr. Mammucari that Presby Homes is purchasing ground from Crebilly for a Continuing Care Retirement Development and if he was interested he should attend this week's Planning Commission meeting. Ms. De Wolf stated that the Board had commissioned the Township Traffic Engineer to address the traffic issues at Dunvegan Road and W. Pleasant Grove Road. At this time any potential alignment or traffic calming would be addressed with the development of Crebilly. Mr. Mammucari asked again about installing a stop sign. Mr. Foster stated that the Traffic Engineer had suggested a small roundabout at Dunvegan Road instead of a stop sign. Mr. Layman said the Township does not meet the PennDOT warrants for a stop sign at that location. Ms. De Wolf said she will ask the police traffic control to have the speed board on W. Pleasant Grove Road. She also advised those present for the record that there have been incidents of drag racing on S. New Street and wanted the residents to be aware of this.

Joseph Geraldi, 1002 Ashley Road, said he had heard there was a possibility that "No Parking" signs will be installed on Ashley Road. Ms. De Wolf responded that there is a potential for overflow parking from the high school but felt that Dunning Drive and Russell Lane would be affected more than Ashley. She stated that so far the Township has not received any parking complaints. Mr. Layman said before the Township would consider installing "No Parking Signs" they would meet with the residents to discuss their feeling on this issue.

**V. Old Business.**

**A. West Chester Area School District – Bayard Rustin High School Pump and Haul Extension of Agreement.**

Mr. Foster explained that the Bayard Rustin High School sewer system is not in operation as there are problems with the force main. In August the Township executed an agreement with the West Chester Area School District to allow them to use a pump and haul system for 90 days. Mr. Foster stated that the District is asking for an additional 90 day extension which the Township is willing to grant with conditions.

Ted DeBoda, Township Consultant URS, reviewed the following conditions.

1. The School District will contract CCTV to TV all gravity lines, on and off site, that go to the Bayard Rustin pump station.
2. All pumping logs and receipts to date will be submitted by the District to the Township.
3. The School District will program and test the alarm system and URS will be notified of all alarms.
4. The School District will keep the driveway to the pump station clear for access during inclement weather.
5. The pump station will be pumped daily to prevent sewage exceeding 75% of the storage capacity.
6. The pump station will be inspected at least once daily and on the weekends.
7. As URS has not completed its review of the construction schedule for the sewer a revised schedule must be submitted after their review.

Ms. De Wolf made a motion, seconded by Mr. Barber, to extend the 90 day Pump and Haul Agreement with the West Chester Area School District as conditioned. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the extension as conditioned.

Mr. Gross asked about the landscape plan for the pump station. Ms. De Wolf responded that the landscaping was approved on the original plan. She suggested if more landscaping was needed perhaps a grant could be submitted to undertake this project and maybe could involve student participation.

**B. Adopt Resolution 2006-13 - Execution of Gaudenzia Sanitary Sewer Modules.**

Mr. Foster stated that the Township has already executed the documents for the sanitary sewer but a resolution needs to be passed in order to forward the modules to DEP for their review.

Mr. Barber made a motion, seconded by Ms. De Wolf, to approve Resolution 2006-13 Gaudenzia Sanitary Sewer Modules. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously adopted Resolution 2006-13.

**VI. New Business.**

**A. Approve Escrow Release No. 10 Tract 2003-10 Arborview in the Amount of \$110,409.20**

Mr. Foster stated that the Township Engineer has reviewed and approves release of the escrow.

Mr. Barber made a motion, seconded by Ms. De Wolf to approve escrow release No.10 Tract 2003-10 Arborview in the amount of \$110,409.20. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the escrow release.

**B. Approve Escrow Release No. 5 Tract 2003-11 1645 West Chester Pike in the Amount of \$43,240.00.**

Mr. Foster stated the Township Engineer has approved this escrow release.

Mr. Barber made a motion, seconded by Ms. De Wolf to approve escrow release No. 11 Tract 2003-11 1645 West Chester Pike in the amount of \$43,240.00. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the escrow release.

**C. Transfer of Funds to Capital Reserve Account.**

Mr. Foster explained this is an accounting procedure to transfer the \$90,000 budgeted for the Gate House renovations, which will not be spent this year, into the Capital Reserve Account.

Ms. De Wolf made a motion, seconded by Mr. Barber, to approve transfer of \$90,000 to the Capital Reserve Account. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the transfer.

**D. Approve Sale of Used Vehicles – 1990 F-350 Dump Truck and 1994 Ford Super Duty Dump Truck.**

Mr. Layman stated that the high bidder was Gil Weaver for both trucks in the total amount of \$7,320.00.

Ms. De Wolf made a motion, seconded by Mr. Barber, to approve the sale of the 1990 F-350 Dump Truck in the amount of \$2,210.00 and the 1994 Ford Super Duty Dump Truck in the amount of \$5,110.00 for a total of \$7,320.00. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the sale of the trucks.

**E. Pennsylvania Municipal Retirement System – Allocation of Excess Interest.**

Mr. Foster noted for the record that the Township has received \$1,800.00 in additional interest from PMRS which will be automatically allocated to the Township Pension Fund.

**F. Approve Bid Bull Dog Construction for Ponds Edge Road Sewer Line Restoration in The Amount of \$77,750.00.**

Mr. DeBoda, URS, stated two bids were received and Bull Dog Construction was the low bidder. He stated if during construction it is found that more pipe needs to be replaced it would be at a cost of \$350.00 per linear foot. If necessary there would be a charge of \$5,000 for three additional manholes.

Ms. De Wolf made a motion, seconded by Mr. Barber to accept the base bid of Bull Dog Construction in the amount of \$77,750.00 with an added cost of \$350.00 per linear foot if additional pipe is needed and review of the bid by the Township Solicitor. Mr. Foster asked for public comment. There was no public comment. The Board of Supervisors unanimously approved acceptance of the bid.

**VII. Public Comment (all topics)**

There was no public comment at this time.

**VIII. Payment of Bills.**

Ms. De Wolf made a motion, seconded by Mr. Barber, to approve payment of the bills. The Board of Supervisors unanimously approved payment of the bills as presented.

**IX Adjournment.**

On the motion of Ms. De Wolf seconded by Mr. Barber, the meeting was adjourned at 8:49Pm.

Respectfully Submitted

Robert Layman,  
Township Manager

