

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING  
STOKES ASSEMBLY HALL 1039 WILMINGTON PIKE  
December 5, 2005 7:30PM

In attendance were Supervisors Chairman Kenton S. Stokes, Vice-Chairman Thomas F. Foster, and Police Commissioner Carol De Wolf; Township Manager Robert Layman; and Parks Advisory Group Chairman Rob Upton. There were five guests in attendance.

**I. Call to Order.**

As there was a quorum present, Chairman Stokes called the meeting to order.

**II. Approval of Minutes (November 21, 2005, Regular Meeting).**

Mr. Foster made a motion, seconded by Ms. De Wolf, to approve the minutes of November 21, 2005. Dr. Stokes 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.**

Mr. Layman reviewed the November Building Report. He stated a permit was issued for the bird watching platform in Green Lane Village which has been completed. Permits were also issued for new construction of a single family residence on Woodland Road and two duplexes at Westtown School.

**B. Township Roadmaster.**

In the absence of Mr. Gross due to snow storm preparations Mr. Layman presented the November Road Department report. The Department has been doing crack sealing of roads throughout the Township and repairing street signs. The old Township/Police Building has been winterized.

**C. Township Planning Commission – Kevin Flynn.**

Mr. Flynn was not present. Mr. Layman stated that the November 23<sup>rd</sup> meeting had been canceled due to the lack of an agenda. The Commission will continue its review of the proposed amendments to the Zoning Ordinance at this weeks meeting.

**D. Parks Advisory Group – Rob Upton.**

Mr. Upton reported on the November 8<sup>th</sup> Parks Advisory Group meeting. He stated that the recreation proposal for 2006 from West Chester Recreation was discussed. The Parks Advisory Group is planning on soliciting funds to help with the expenses of the summer concerts. Mr. Layman has drafted a letter which will be sent to businesses in Westtown and surrounding communities asking for support. He also stated that the Township has received a grant for \$20,000 to be used for playground equipment in Oakbourne Park. Jeannette Cooper, a member of the committee, has been working on selection of the play equipment. The Parks Advisory Group is continuing to work on a solution to the “dump” at Oakbourne Park and discussing a joint program with Westtown School.

Dr. Stokes asked about the attendance at the concerts and other events held by West Chester Recreation. Mr. Upton stated that a Sousa Band concert had well over 600 in attendance. The “Kids Night out Concerts” had attendance of approximately 200. Ms. De Wolf asked how many of the people in attendance are from Westtown. Mr. Upton stated there is no specific way of determining this.

Mr. Upton thanked Dr. Stokes for his years of service to Westtown and for his interest and help in improving the Township parks.

**V. Public Comments Non-Agenda Items.**

Chanler Shekner, 26 Woods Edge Road, West Chester, as stated in his recent letter to the Board of Supervisors, would like to appeal the Township's rejection of his bid for the Township property at 1081 Wilmington Pike. He stated his bid was close to the assessed value of the property. Dr. Stokes stated that the Township advised the Auctioneer Max Spann within the fourteen day notification period that they were rejecting Mr. Shekner's bid of \$580,000. The property was appraised at \$650,000. The bid was rejected by a 2 to 1 vote of the Board of Supervisors. Dr. Stokes stated that the Township is still under a six month contract with the auctioneer. He also stated that under the Second Class Township Code the Township can only sell a property by sealed bid or auction. In the future the Board will advertise for sealed bids and he suggested that Mr. Shekner pursue purchasing the building at that time.

Leonard Mammucari, 523 W. Pleasant Grove Road, said he had presented a petition to the Board of Supervisors in August concerning the traffic and speeding on W. Pleasant Grove Road. As of this date nothing has changed and the traffic from the Orvis construction site is worse. He asked that the speed board be used on the road and requested more police presence. Ms. De Wolf agreed and stated there has been discussion of installation of speed humps for traffic calming. Mr. Mammucari said the construction vehicles use W. Pleasant Grove Road to avoid Route 202 and are damaging an already deteriorating road. He requested a stop sign at Dunvegan Road. Dr. Stokes asked if Ms. De Wolf has requested police presence on W. Pleasant Grove Road. She stated that she has but will ask for more police surveillance. She also suggested looking at alternative traffic patterns and suggested that Mr. Galbally, developer of Arborview, be advised that the construction vehicles must use Route 202 only. Mr. Foster questioned the weight limit of the S. New Street Bridge as there have been problems with the bridge. Mr. Layman will check on the weight limit.

**VI. Old Business.**

**A. Sharon Bank Conditional Use Decision.**

Mr. Adams reviewed the Conditional Use Decision for Sharon Bank with the Board of Supervisors noting that it needs to be approved this evening. He also stated that a letter has been received from the Planning Commission recommending approval of the Conditional Use. After Conditional Use Approval the plan will go to the Planning Commission for the land development process. Ms. De Wolf asked if Ms. Adler has reviewed the Decision in respect to the development plan as she is not comfortable with approving the Decision without Ms. Adler's review. Mr. Layman stated she had not but he had reviewed the Decision. Dr. Stokes stated that the Decision be conditioned on the Township Engineer's letter of November 23, 2005. He said the Board, with this Decision, is only approving the concept that a bank is an acceptable use on this property. Any changes to the plan should be addressed during the land development process.

Ms. De Wolf made a motion, seconded by Mr. Foster, to approve the Conditional Use Decision for Tract 2004-3 Sharon bank, conditioned on Ms. Adler's approval of the language in the Decision, the Township Engineer's letter of November 23, 2005, and consideration of modification of Green Lane and West Chester Pike entrances, traffic calming and drainage issues during the land development phase. Dr. Stokes asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the Conditional Use Decision for Sharon Bank as conditioned.

**VII. New Business:**

**A. Approve SPCA Contract 2006.**

This item was tabled for further review.

**B. Approve Escrow Release No. 4 Tract 2003-10 Arborview in The Amount of \$25,696.31.**

Dr. Stokes stated that the escrow release has been approved by the Township Engineer.

Mr. Foster made a motion, seconded by Ms. De Wolf, to approve escrow release No.4 Tract 2003 –10 Arborview in the amount of \$25,696.31. Dr. Stokes asked for public comment. There was no public comment. The Board of Supervisors approved the escrow release.

**C. Approve Escrow Release No. 16 Tract 2002-8 SS. Simon & Jude in the Amount of \$118,500.86.**

Dr. Stokes stated that Chester Valley Engineers has approved this escrow release which is for paving of the parking lot and landscaping.

Ms. De Wolf made a motion, seconded by Mr. Foster, to approve escrow release No. 16 for Tract 2002-8 SS. Simon & Jude in the amount of \$118,500.86. Dr. Stokes asked for public comment. There was no public comment. The Board of Supervisors approved the escrow release.

**D. Approve Payment (Retainage) Robin Drive Stormwater Lechmanik in the Amount of \$2,280.00.**

Dr. Stokes commented that it appears to be a well done project. Mr. Layman stated that the water problem appears to have been corrected. Dr. Stokes stated that Chester Valley Engineers has approved the payment release.

Mr. Foster made a motion, seconded by Ms. De Wolf to approve the payment to Lechmanik, in the amount of \$2,280.00, for the Robin Drive Stormwater project. Dr. Stokes asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the escrow release.

**E. Approve Escrow Release Green Lane Village HOA Bird Watching Platform in the amount of \$5,445.00.**

Dr. Stokes stated that Chester Valley Engineers has approved release of the escrow funds for the Bird Watching Platform in Green Lane Village

Elek Fenyes, 755 Hinchley Run, advised the Board of Supervisors that his status of Manager for Green Lane Village ends this year as he was only holding the position until completion of the project. He stated that the firm of Louis Roden and Company has been hired to manage the development.

Ms. De Wolf made a motion, seconded by Mr. Foster, to approve the escrow release to the Green Lane Village Homeowners Association in the amount of \$5,445.00, plus interest. Dr. Stokes asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the escrow release.

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

Mr. Layman remarked on the amount of calls the Township has received concerning leaf collection. He announced that there will be an extra leaf collection on Wednesday, December 14<sup>th</sup>. Leaves must be in biodegradable paper bags not in plastic. Under State Law, leaves must be composted. The leaf collection will be posted on the web site.

**IX. Payment of Bills.**

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

**X. Adjournment.**

On the motion of Mr. Foster, seconded by Ms. De Wolf, the meeting was unanimously adjourned.

Respectfully Submitted,  
Robert Layman, Township Manager

