

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
TOWNSHIP ASSEMBLY HALL, 1039 WILMINGTON PIKE
JANUARY 6, 2003 7:30Pm

In attendance were Supervisors Victor J. Orlando, L. Charles Scipione and Robert A. Genzano; Township Acting Secretary Elaine L. Adler; Township Building Inspector Gerald R. DiNunzio; Township Roadmaster; Mark S. Gross; and Township Planning Commission Chairman Don L. Verdiani. There were twelve guests in attendance.

1. Call to Order.

As there was a quorum present Chairman Victor J. Orlando called the meeting to order.

II. Approval of Minutes (16 December 2002 Regular Meeting).

On the motion of Mr. Scipione, seconded by Mr. Genzano, the Board of Supervisors unanimously approved the minutes of 16 December 2002 as corrected. (III:B-2 (page 3) paragraph 1 change "Township" to "School District" (page 4) paragraph 8 delete "in"; V:A: paragraph 1 change to read "1/2% over last year's budget".

Mr. Genzano asked if comments on the proposed zoning changes had been received from the Robinsons. Mrs. Alder responded that comments from the Robinsons have not been submitted to the Township or the Solicitor at this time. Mr. Genzano expressed his disappointment that comments had not been received as the Township Solicitor had asked for submission in writing within ten days.

Mr. Kalemjian, representing the Robinson Family, stated that it was his understanding from the Township solicitor that they had thirty days to respond and that the Board of Supervisors would take action at their January 21st regular meeting. Mr. Orlando stated that the proposed zoning changes are under review by the Township Staff and should be on the January 21st meeting agenda.

III. Departmental Reports.

A. Building Inspector – Gerald R. DiNunzio.

Mr. DiNunzio reviewed the December Building report with the Board of Supervisors. He stated that all the lots have been sold in Green Lane Village. He also stated that Mr. Kravitz had contacted him concerning the dedication of Kolbe Lane in the Enclave Development to the Township. Mr. DiNunzio said he will meet with Mr. Capuzzi in the early spring to review the road improvements necessary for dedication. He stated that the two undeveloped lots in the subdivision are smaller in size and Mr. Kravitz is preparing a new house plan for these lots.

Mr. Scipione asked Mr. DiNunzio if he had been present at the testing of the sprinkler system at Clemens Market. Mr. DiNunzio responded that he had been present. He stated that the first test was a visual testing and that the sprinkler system will be pressure tested per the NFPA code in the near future.

B. Roadmaster – Mark S. Gross.

Mr. Gross covered the December Road Report with the Board of Supervisors. He stated that as of last night's snow storm \$40,000 has been spent so far this season on snow removal. Mr. Gross stated that the GIS survey is almost completed with only the East section of Shady Grove Road remaining. He said as the Township can no longer use East Goshen's "backpack" an agreement has been made with West Goshen to use its equipment until the project is completed. Mr. Orlando asked if the location of all manholes, fire hydrants, and curbing is

part of the data being collected. Mr. Gross responded yes along with the location of all catch basins etc. He stated that with the new stormwater management requirements the Township needs to map all our systems.

Mr. Gross advised the Board that a chisel found in the sewer line at Coventry Village was the cause of a recent backup in the system. He stated that the construction work at the Westtown-Chester Creek plant should be completed in approximately two weeks. He said the paving and restoration work will be done in the spring.

Mr. Scipione asked for clarification of the GIS project as he thought that the software for the project was purchased a year ago. Mr. Gross stated that the only thing the Township purchased for the project was a small hand held PC for data collection. Mr. Genzano advised Mr. Scipione that the ARC plan project was approved a year ago and GIS data collection is part of the project.

C. Planning Commission – Don L. Verdiani.

Mr. Verdiani reported on the December 18, 2002 Planning Commission meeting. He stated the commission reviewed the plan for SS Simon and Jude's new church. He advised the Board that the Commission has issues with the following; a new access road through the abandoned section of Cavanaugh Court, part of which is owned by Amoco, and emergency vehicle access to the south side of the new church. He also stated that it appears the applicant will need the following variances; steep slopes, impervious coverage and building height because of the church steeple. Mr. Verdiani said this might be the time to strongly suggest that Amoco connect to public sewer as the lateral to their septic field is in the area of the proposed new access road.

Mr. Verdiani stated that Mr. Stephenson, Barnview Lane, asked what authority the Commission had in the siting of the new high school on the Jones tract. Mr. Verdiani said he explained the planning process for the school's land development plan to Mr. Stephenson.

He said the Commission will be reviewing the "Fountains" at this week's meeting. There are two remaining issues with the plan, the architectural bonus and approval of the jug handle fountain. Mr. Verdiani stated that the jug handle fountain was part of the Conditional Use Order and must be resolved before final plan approval. Mr. Orlando asked about the number of apartment units. Mr. Verdiani responded that Mr. McCawley is entitled to more units than he is asking for and that the architectural and landscaping bonuses are for the length of the building. Mr. Verdiani stated that the architecture must be approved by C. J. Fredericks, the Township's consultant, for both the architecture and landscaping.

D. Financial Report.

Mr. Orlando reviewed the December financial report and end of year balance of all Township funds.

Mr. Robert Nicolaysen, 425 Homestead Drive, requested information on the cost of the preparation of the proposed zoning ordinance revisions. Mr. Orlando directed Mrs. Adler to research this cost for Mr. Nicolaysen.

IV. Public Comment (Non-Agenda Items)

Mr. Nicolaysen asked if he would receive a formal answer to his letter to the Board of Supervisors concerning the proposed zoning revisions. Mr. Orlando stated that the Township staff had met to review the revisions and residents comments but he has not received a report of that meeting. Mr. Genzano advised Mr. Nicolaysen that his comments will be considered. He also stated that he personally contacts residents if a phone number is supplied.

V. **Old Business.**

A. **Revision of Proposed Agreement with West Chester Area School District.**

This item was tabled.

VI **New Business.**

A. **Liquid Fuels Tax Fund - Resolution 2003-1**

Mr. Genzano made a motion, seconded by Mr. Scipione, to approve Resolution 2003-1 Liquid Fuels Tax Fund. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved Resolution 2003-1.

B. **Resolution 2003-2 Designation of Emergency Service Providers**

Mr. Orlando stated that the Township Code requires that the Township designate emergency service providers on a yearly basis.

Mr. Genzano made a motion, seconded by Mr. Scipione to approve Resolution 2003-2 Designation of Emergency Service Providers. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved Resolution 2003-2.

C. **Open Records Policy – Resolution 2003-3**

Mr. Orlando reviewed the Open Records Policy. He stated that adoption of this resolution will bring the Township in compliance with Pennsylvania's Right to Know law which was passed last June. Outlined in the policy is the Township's responsibility to provide information to the residents, what is public information, time frame to provide this information and the cost of providing the public records.

Mr. Scipione questioned the language on page 2 concerning denial of a request. Mr. Genzano advised Mr. Scipione that the Township must give a reason when a request for public information is denied.

Mr. Genzano made a motion, seconded by Mr. Scipione, to approve Resolution 2003-3 Open Records Policy. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved Resolution 2003-3

D. **Action on the URS 2003 Wastewater Services Agreement.**

This item was tabled.

E. **Action on Award of Snow Plowing Contract to John Schorn.**

Mr. Orlando stated that Mr. Schorn was the only bidder for the contract which is for snow/ice removal in one sector of the Township. He stated that Mr. Schorn's bid cost is in line with our current contractors.

Mr. Scipione made a motion, seconded by Mr. Genzano, to award the Snow/Ice Plowing Contract to John Schorn. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously awarded the bid.

F. **Authorization to Advertise Construction Contract for Oakbourne Park.**

Mr. Orlando reviewed the work to be done in Oakbourne Park under Phase II. He stated a new driveway and entrance will be installed, a second picnic pavilion

installed, and trail improvements. Mr. Genzano said as this is a significant investment for the Township he would like the Parks Advisory Group to make a presentation to the residents, at a Township meeting, of the proposed park improvements

Mr. Scipione made a motion, seconded by Mr. Genzano, to advertise for bids, per the bid specifications for the park improvements. Mr. Orlando asked for public comment. There was no public comment. The Board unanimously approved authorization of advertising of bids for the park improvements.

VIII. Payment of Bills.

Mr. Scipione made a motion, seconded by Mr. Genzano, to approve payment of the outstanding fiscal year 2002 budget bills. Mr. Orlando asked for public comment. There was no public comment at this time.

IX. Public Comment (All Topics)

Mr. Kevin Miller, 1192 Avonlea Circle, asked about the improvements that are proposed for Route 926. Mr. Orlando stated that the "Singing Bridge" at Route 926 and Westtown Road is scheduled to be replaced this year and a traffic signal installed at this intersection. PennDOT is proposing to start the work in early spring and will take approximately four to five months to complete the project. He also stated that long range plans for Route 926 include turning lanes at Route 352 and removing the curve on Route 926 just east of Route 352.

Mr. Orlando advised those present that the Board of Supervisors will be addressing the proposed zoning revisions at the January 21st meeting or the February 4th meeting and to please submit any comments in writing to the Board

X. Adjournment.

On the motion of Mr. Scipione, seconded by Mr. Genzano the meeting was adjourned.