

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
Westtown Township Municipal Building, 1039 Wilmington Pike, Westtown
Tuesday, September 8, 2015 at 7:30 PM

In attendance were: Chair Mike Di Domenico, Vice Chair Carol De Wolf, Police Commissioner Tom Haws, Township Manager Rob Pingar, Township Roadmaster Mark Gross, Historical Commission Vice Chair Gail Guterl, and Planning Commissioner Steve Rodia. There were 9 guests present.

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

Mr. Di Domenico led the Pledge of Allegiance and called the meeting to order at 7:31 PM. He asked if anyone in the audience was using a recording device. A reporter from the Daily Local was recording the meeting.

II. **Approval of Minutes (August 3 and 17, 2015)**

Ms. De Wolf made a motion to approve the August 3, 2015 minutes. Mr. Pingar noted that Mr. McKenna was in attendance at that meeting. Mr. Haws seconded the motion. There were no other comments and the minutes were approved.

Mr. Haws made a motion to approve the August 17 minutes. Mr. Di Domenico seconded the motion. There were no public comments and the minutes were approved, with Ms. De Wolf abstaining because she was not present at that meeting.

III. **Workshop Meeting Summary (September 8, 2015)**

Mr. Di Domenico stated that during the workshop session, the Board discussed the Sunoco pipeline project. Nine residents attended the workshop seeking guidance on requests from Sunoco for easements on their property. Mr. Di Domenico stated that the Township has little to no jurisdiction in this matter, and advised residents to seek legal counsel. A representative from Senator Pileggi's office was present, as well as Dan Truitt's Chief of Staff, Matt Holliday. The Board also discussed a Small Flow Treatment Facility at 702 Spring Line Drive, and investment alternatives for Capital Reserve Fund money.

Mr. Haws elaborated that Township is investigating CD's with step maturities to increase returns. He also stated that the Township is seeking assistance from state representatives to improve communications from Sunoco.

There were no questions from the public regarding the workshop.

IV. **Departmental Reports**

A. **Public Works – Mark Gross**

Mr. Gross reported that the annual paving project is about 50% complete. The project started on the neighborhoods on the east end of the Township, and is winding down with patching on the larger roads (E. Pleasant Grove, Shiloh Road, and S. New Street). The project will require some road closures. Glasgow has been doing high quality work and has had supervisors on the job at all times.

The road crew has been doing drainage work during the dry weather, regrading swales and cleaning stormwater inlets. The annual line painting was also completed.

Fire extinguishers, alarm systems, and emergency lights were inspected in all buildings.

The Pleasant Grove Pump station is back on line and operating normally. The pump that had been rebuilt was reinstalled, the motor control center has been adjusted, and the pumps are running fine with no issues.

Work on the stone walking trails at the park has been delayed due to the dry weather. The project involves recontouring the grass swales to channel water off the trails, and will be delayed until mid-September, when things moisten up enough to regrow the grass.

Mr. Haws recalled from last meeting that some residents had asked about the basketball court and asked if Mr. Gross had a chance to look at the court. He stated that the road program requires his full attention at this time, but he and Rob spoke about considering court improvements in next year's budget.

There were no other questions or comments.

B. Building Department – Rob Pingar

Mr. Pingar stated that 44 permits were issued in August including 23 Certificates of Occupancy (15 residential resale, 7 residential miscellaneous, and 1 commercial at Westtown Reserve). There were 19 building permits: 18 residential, including a new house construction at 800 Barnsworth Lane, and 1 commercial alteration for Painting with a Twist. One plumbing permit and one roof permit were also issued in August.

Ms. De Wolf took a moment to acknowledge Brian Gallagher's work as a building and fire inspector for the Township. Mr. Gallagher passed away suddenly on August 28, while conducting an inspection in the Township. He will be missed.

There were no questions or comments.

C. Historical Commission (HC) – Gail Guterl

Mrs. Guterl stated that the HC is excited to welcome a new member, Eileen Fresta, who replaces Jonathan Hoppe. Mr. Hoppe relocated to Maryland. Eileen has hit the ground running and will be writing an article for the Winter Gazette.

Mrs. Guterl reported that two proposals have been received for completing the application to have the Oakbourne Mansion on the National Register of Historic Places (NRHP) for the Board to consider.

Regarding 1142 Wilmington Pike, Mrs. Guterl stated that although the Bozzuto application has been withdrawn, if any further development is proposed, the HC is ready to assist the Township and developers with exploring opportunities to preserve this structure with any proposed developers.

The Historic Resources List is now ready for the Board to consider for approval. The HC plans to attend the Board of Supervisors meeting when the list is considered to address any questions that residents or the Board may have.

The request by a Florida woman, Susan Van Vonno, with two ancestors buried in the Taylor Family Burial ground, has been rebuffed by the Veteran's Affairs Commission due to lack of proof of burial of Colonel Taylor and his son Titus, who fought during the Revolutionary War. The next step is to see if funds can be raised privately to purchase a marker.

Mrs. Guterl was disappointed to report that the HC's participation in the annual Holiday Festival hosted by the Parks & Recreation Commission has been cancelled because P&R did not feel it fit

well into this child-oriented event. The HC is going to explore other events such as hosting a Township History Day.

There were no comments or questions from the public.

D. Planning Commission (PC) – Steve Rodia

Mr. Rodia had nothing to report since the PC did not hold a second meeting in August.

V. Public Comment Non Agenda Items

Ted Andrews stated he has lived at 1005 S. Chester Road for 25 years. He received two easement agreements from Sunoco that were full of errors. Mr. Andrews provided copies of the documents for the Board, and cited multiple examples of inaccuracies and deficiencies in the Sunoco agreements. He has addressed these issues by letter with Sunoco, but has not received a response. He and other residents have refused to sign the easement agreements. Mr. Haws and Mr. Di Domenico agreed that the documents were very poorly written, and requested the assistance of our state representatives on the issue.

Ms. De Wolf asked Matt Holliday to send any information he has regarding Sunoco's Public Utility status to Mr. Pingar. Mr. Haws implored Mr. Holliday to have Mr. Truitt contact Sunoco regarding the easements and the poor communication that has occurred.

There were no other comments or questions from the public.

VI. Old Business

A. Springer Subdivision – Re-endorsement of Plan

Mr. Pingar stated that this two lot subdivision was approved by the Board in March. The applicant failed to record the plan within 90 days, and is seeking to re-endorse the plan. Ms. De Wolf made a motion to re-endorse the plan, seconded by Mr. Haws. Mr. Haws asked if there was anything the Township could do to track the filing of plans, and to discourage applicants from failing to record plans. Mr. Pingar stated that the burden falls to the applicant, but he would talk to Chris Patriarca, Director of Planning & Zoning, about monitoring the process. There were no other comments and the motion was approved.

VII. New Business

A. West Chester Public Library (WCPL) Annual Report

Matt Holliday and Kathy Wilson, of the WCPL Board of Trustees, and Executive Director, Victoria Dow were present to provide the annual report. Mr. Holliday thanked the Board for their \$5,500 contribution this year. Ms. Wilson provided statistics of library usage by Westtown residents: 3389 Westtown cardholders of the WCPL, or approximately 1/3 of the residents. Westtown residents borrowed 14,351 items, representing a 10% increase over the previous year. In closing, Mr. Holliday thanked the Board again for their support and reminded the Board that if the Township could commit to an allocation of \$1/resident, then the state will match the allocation.

Mr. Haws asked if the resident count was based off the 2010 census figure. Mr. Holliday confirmed that is the number they use.

There were no further questions.

B. 2015-16 Group Salt Bid Award

This is a group bid with West Goshen and East Goshen townships. Oceanport was the only bidder at \$65.10 per ton, delivered. WG and EG have indicated their acceptance of the bid. Ms. De Wolf made a motion to award the Winter 2015-16 Group Salt Bid to Oceanport, LLC in the amount of \$26,040 (Westtown's portion). Mr. Haws seconded the motion. There was no public comment and the motion was approved.

C. Ordinance 2015-8 Repeal Special Use Overlay (SUO) District – Authorization for Act 247 review

At the last meeting the Board asked Pat McKenna prepare the enclosed ordinance to repeal the Special Use Overlay District for the land on the west side of 202 at 926 (Crebilly Farm). The SUO approved in 2006 allows for a variety of commercial uses. The Board would like to re-evaluate the SUO, which was passed in 2006 for a specific development project that seemed appropriate conditional use at that time. Mr. Haws stated that whether the SUO is kept on the books or repealed, there is a plan already approved that is grandfathered.

Ms. De Wolf made a motion to authorize Act 247 review of Ordinance 2015-8. Mr. Haws amended the motion to add referral to the Township Planning Commission and affected property owners before seconding the amended motion. There was no additional comment and the motion was approved.

D. Small Flow Treatment Facility (SFTF) at 702 Spring Line Drive Resolution 2015-7 & Operation & Maintenance (O&M) Agreement

Mr. Haws explained that the property owner has a failed system and the only option is a Small Flow Treatment Facility to treat their wastewater. The system is approved by DEP, but as part of the installation, DEP requires a resolution from the Township and execution of an Operations and Maintenance (O&M) Agreement.

Ms. De Wolf made a motion to approve Resolution 2015-7 and to execute the O&M Agreement for a Small Flow Treatment Facility at 702 Spring Line Drive.

E. Announcements

Mr. Di Domenico made the following announcements:

1. WEGO Citizens Police Academy begins September 9, 2015 @ 7:00 pm. Registration is open until classes start. Visit www.westtownpolice.org
2. Neighborhood University begins September 10. Visit www.nguwc.org to enroll.

VIII. Public Comment on All Topics

Kathy Di Domenico, 1530 Woodland Road, saw a fee for PA One Call on the check register and asked if that was for the automated alert she received by phone for the missing autistic boy. Mr. Pingar stated that PA One Call is for underground utility mark outs. The call about the missing boy came through ReadyCheso alert service. Residents can sign up for alerts at www.readychesco.org.

There were no other comments or questions from the public.

IX. Payment of Bills

Mrs. De Wolf made a motion to approve the bills as presented (General Fund \$327,680.44, and Wastewater Fund \$8,925.64, totaling \$336,606.08). The motion was seconded by Mr. Haws.

Mr. Haws asked about the checks to West Grove Borough and West Vincent Township. Mr. Pingar responded they were pass thru bills for the Chester County Town Tours brochure.

There was no public comment and the check registers were approved.

X. **Adjournment**

Ms. De Wolf made a motion to adjourn the meeting, seconded by Mr. Di Domenico. The meeting was adjourned at 8:42 PM.

Respectfully submitted,

Robert R. Pingar
Township Manager