

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
TOWNSHIP ASSEMBLY HALL, 1039 WILMINGTON PIKE
FEBRUARY 4, 2002 7:30Pm

In attendance were Supervisors Victor J. Orlando, L. Charles Scipione and Robert A. Genzano; Township Manager Michael A. Cotter; Township Building Inspector Gerald R. DiNunzio; Township Roadmaster Mark S. Gross; and Planning Commission member Nicholas Bibbo. There were eight guests in attendance.

1. Call to Order.

As there was a quorum present Chairman Victor J. Orlando called the meeting to order and led those present in the pledge of allegiance.

II. Approval of Minutes (22 January 2002 Regular Meeting).

On the motion of Mr. Scipione, second by Mr. Genzano the Board of Supervisors unanimously approved the 22 January regular meeting minutes.

Mrs. Nancy Winther, 1010 Farm Lane, stated that when she went to the Township office to listen to the tape of the 7 January 2002 meeting she was informed that there was a problem with the recording equipment and the meeting did not tape. Mr. Cotter explained that this was the first meeting in the new Township Assembly Hall using the new audio system and unfortunately the recording equipment was not working properly. Mr. Orlando stated that once the problems with the equipment are corrected the recording of meetings would be more reliable. Mrs. Winther asked how often does it happen that a meeting is not taped. Mr. Cotter responded that as long as he has been here it has happen very infrequently. Mr. Orlando advised Mrs. Winther that the minutes are kept in the official minute book in the Township office. These minutes do not always reflect the exact wording but report the substance of the meetings. He stated we are hopeful this issue will be resolved in the near future.

III. Departmental Reports.

A. Building Inspector - Gerald R. DiNunzio.

Mr. DiNunzio reviewed the January Building Report with the Board of Supervisors. Mr. Orlando asked about the permitting for Green Lane Village. Mr. DiNunzio responded that the permits issued in January were for single-family homes in Phase IV. He stated that the contractor applies for permits when a lot is sold. Phase III is almost completely sold out. Mr. Orlando inquired about asked the status of the revised deck permit. Mr. DiNunzio sated that the permit is still under review.

B. Road and Parks Report – Mark S. Gross.

Mr. Gross reviewed the January Road and Parks Report with the Board of Supervisors. He reported that a study was done of the traffic signals in the Township and sent to Lobec, who will revamp the signage for the signals. He also stated that PADOT would be doing, as a courtesy, a study of Township intersections. This is to insure that the Township is in compliance with traffic regulations and would not be held liable.

Mr. Orlando asked if the Shady Grove Road signal could be changed to a "right turn on red". Mr. Gross responded that Mr. Zabawski Township Traffic Consultant is reviewing this with PADOT.

Mr. Orlando asked if the garage renovations were completed. Mr. Gross responded that they were almost completed and that the new office space is working well for the road department.

C. Planning Commission – Domenico N. Bibbo.

Mr. Bibbo reported on the 23 January 2002 Planning Commission meeting. He stated that Mr. Thomas Foster was present at the meeting to discuss the results of a recent survey on changes in zoning for small lot agriculture. The Commission also discussed the Riley/Mandes simple lot line change. He stated that the Commission recommends approval of the plan as long as it is noted on the plan that any part of the tennis court on the Riley property that does not conform with the set backs will be removed.

The Commission also reviewed the Marion Bartram simple four-lot subdivision plan. Mr. Bibbo stated that the Zoning Hearing Board should have heard the plan before being reviewed by the Commission, as there are set back issues. He also noted that the Township engineer had questions relating to storm drainage. The Commission feels that all lots should have public sewer and that the common driveway should be widened. Mrs. Bartram does not wish to do either of these things. Mr. Bibbo stated that the Commission, on a 6-1 vote, recommended plan approved conditioned on Mrs. Bartram receiving zoning hearing board approval and addition of plans notes relating to easements for widening of the common driveway.

The Commission will be holding a workshop with Mr. Schmehl on 13 February 2002 to continue discussion of the zoning and subdivision land development amendments required for the Growth Management Plan.

D. Parks Advisory Group – Michael A. Cotter.

Mr. Cotter reviewed the January Park Advisory meeting with the Board of Supervisors. He stated that Committee began a discussion on a five-year park plan. He stated that Mr. Rossiiter was present at the meeting and reported on Friends of Oakbourne.

Mr. Cotter reviewed the status of the park grants. He stated that Chester County required a second appraisal for the trial acquisition and once the County Commissioners have executed the grant for Phase I of the park improvements the Township can move forward.

Representatives from the Commonwealth and Penn State Agriculture will be present at the February meeting to discuss invasive weed control and forestry management in the parks.

IV. Public Comment (Non-Agenda Items).

Mr. Robert Pingar, 1003 Russell Lane, asked if Township residents have been selected to serve on the High School Committee as he had applied to serve. Mr. Genzano stated that the committee is meeting again on Tuesday evening and a decision will possibly be made at that time. He stated at the present time the committee members are Mary Paumen, from the Planning Commission, Walter Pavelchek, Parks Advisory Group, Michael Cotter and himself. Mr. Genzano said the workshop meetings are opened to the public and there will be a public comment period at the end of each workshop.

Mr. Pingar asked how the residents would be selected. Mr. Genzano responded that the residents background relating to land development and building design will be considered as well as their ability to represent a large number of Township residents.

Mr. Genzano said that so far the school district has been welcoming to the Township's desire to be involved in the development of the school.

Mr. Pingar asked is he to understand that the Township has already established that the school district is opened to our involvement? Mr. Cotter responded yes that he has already met with the school staff to discuss the Township's issues and concerns. He also stated that he wanted to make it very clear that what the school staff says and what the school board decides in the end can be very different. Mr. Cotter said that school district will need a special exception to build on the Jones tract and that the Township is trying to identify any issues that can be addressed as early as possible.

Mr. Bibbo, speaking as a concerned resident, stated he wants it on record that he was not happy with the way the Township Administration and the Township residents handled the Westrum project. There was too much bickering and legal problems, which ended in a fiasco. We now will have a 3,000 student high school and not the 345 unit adult community as planned. Mr. Bibbo stated that he strongly recommends that that Township makes a policy statement that the Township is willing to move forward with a positive viewpoint and work cooperatively with the school district.

Mr. Orlando stated that the purpose of the Committee is to move forward. The Township does not want this project to be handled like Stetson and Starkweather. The more the Township and community cooperate with the school district the better the project will be.

Mr. Genzano advised Mr. Bibbo that he is sensitive to the fact that the Township and the residents did not work together on the Westrum project and that is one of the primary reasons that the Committee was formed. We need a common voice to accomplish what is best for the Township.

Mrs. Winther said the residents are working together as a task force to make this a model high school and it is everyone's goal to turn this into a superior project. .

V. Old Business.

A. Action on Ordinance 2002-2, and Amendment to the Agreement dated December 15, 1997 Between Westtown Township and the Pennsylvania Municipal Retirement Board to Allow Original members of the Pension Plan to be Fully Vested.

This item was tabled at this time.

B. Action on the Riley Lot line Correction Plan.

Mr. Cotter introduced Mr. Murray who was representing the Riley family. He advised the Board of Supervisors that the Riley's subdivided their property in 1982 and a recent survey of the Mandes property showed that the side yard was not 25' as originally thought. This plan has been submitted to correct this situation. He asked that Board approve the plan conditioned on the requirements of the Township engineer concerning the tennis court be noted on the plan.

Mr. Cotter advised the Board that they would only be approving the plan this evening. They would execute the plan when the Mandes and the Rileys, who also must execute the plan, return to the area.

Mr. Genzano made a motion, second by Mr. Scipione, to approve the Riley/Mandes Lot Line Correction Plan. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved the Riley/Mandes Lot Line Correction.

V. New Business.

A. Acceptance of the Joseph McCawley Jefferson Center Bank/Office Final Land Development Plan.

Mr. Cotter reviewed the plan with the Board of Supervisors. He stated the plan is for a 40,000 square foot office building and bank in the Jefferson Center. Mr.

McCawley has received conditional use for the plan and the plan has been reviewed by the Township Engineer.

Mr. Genzano asked what reasons the Board of Supervisors might have for not approving a final plan. Mr. Cotter said this could happen in cases where additional items were added to the plan or all reviews from outside agencies have not been received. Mr. Orlando advised Mr. Genzano that acceptance of the plan as final starts the clock for other plan review. The Planning Commission must make a recommendation to the Board of Supervisors within a certain time frame.

Mr. Bibbo expressed his concerns with the plan. It was determined that his questions pertained to the Fountains at Jefferson Center not the bank/office plan.

Mr. Genzano would like a summary of the Planning Commission's findings when the plan is passed to the Board for final approval. Mr. Orlando stated that the Planning Commission does list their concerns and recommendations when they give their plan approval.

On the motion of Mr. Scipione, second by Mr. Genzano, the Board of Supervisors accepted the McCawley Jefferson Center Bank/Office Plan and forwarded the plan to the Planning Commission for their review.

B. Presentation of the Township's Geographic Information and Permit Management System.

Mr. Cotter gave a power point demonstration on the Township's geographic information and permit management system. He explained that once the plan is implemented it will be possible to search all properties in the Township electronically by parcel, name or address. All information on a property such as location of septic systems, sewer laterals, tax information, permits issued etc, will be available to the residents through this system.

VI. Public Comment.

Mr. Genzano commented on the improved Township web site.

VII, Adjournment.

As there was no other business or comment before the Board, on the motion of Mr. Scipione, second Mr. Genzano, the Board of Supervisors adjourned the meeting.