

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING  
STOKES ASSEMBLY HALL 1039 WILMINGTON PIKE  
November 18, 2002, 7:30Pm

In attendance were Supervisors Chairman Victor J. Orlando, Robert A. Genzano and L. Charles Scipione; Acting Secretary Elaine L. Adler; Township Solicitor Robert L. Boston; Township Engineer Angelo M. Capuzzi; Westtown-East Goshen Police Chief John M. Dumond; Planning, Zoning and Code Enforcement Officer Patrick A. Howard; and Planning Commission member Carol DeWolf. There were twenty-three guests in attendance.

**I. Call to Order.**

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

The meeting did not record due to a malfunction in the tape.

At this time the Board of Supervisors held the following Conditional Use Hearings;

Conditional Use Application of Joyce Realty to construct an office building in excess of 100 feet in length. (Transcript available at the Township Office)

Conditional Use Application of Dalusio/Latoff to renovate an existing building and construct an 8,558 square foot addition in an area of precautionary slopes. (Transcript available at the Township Office)

**II. Approval of Minutes (4 November 2002 Regular Meeting).**

On the motion of Mr. Genzano, seconded by Mr. Scipione, the Board of Supervisors unanimously approved the November 4, 2002 regular meeting minutes as corrected. (Section III:B should read "mulch" not "much" and Section VI:A add Operating Fund \$4,268,651)

**III. Departmental Reports.**

**A. Westtown-East Goshen Police – John M. Dumond.**

Chief Dumond reviewed the October Police Department Report with the Board of Supervisors. Chief Dumond commented on the increase in daytime apartment thefts in all three Townships.

**B. Township Engineer- Angelo M. Capuzzi.**

**1. Action on Escrow Release #1 Green Lane Village-Phase III in the amount of \$100,825.25 and Action on Escrow Release #1 Green Lane Village-Phase IV in the amount of \$233,956.61.**

Mr. Capuzzi reviewed the escrow releases with the Board of Supervisors.

Mr. Scipione made a motion, seconded by Mr. Genzano, to approved Escrow Release #1 in the amount of \$100,825.25 for Phase III Green Lane Village and Escrow Release #1 for Phase IV Green Lane Village in the amount of \$233,956.61. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved the Escrow Releases for Phase III and Phase IV of Green Lane Village.

**2. Action on Escrow Release #1 Chesterfield II in the amount of \$346,795.65.**

Mr. Capuzzi reviewed the escrow release with the Board of Supervisors.

Mr. Genzano made a motion, seconded by Mr. Scipione, to approve Escrow Release #1 for Chesterfield II in the amount of \$346,795.65. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved Escrow Release #1 for Chesterfield II.

**C. Financial Report.**

Mr. Orlando reviewed the October financial report. He reported on the activity and balance in the operating fund.

**D. Planning Commission Report – Carol DeWolf.**

Mrs. Carol DeWolf reported on the November 6, 2002 Planning Commission meeting. She stated that the Commission had reviewed the revised plan for the “Fountains at Westtown”. Mrs. DeWolf advised the Board of Supervisors that there is one variance issue which relates to the setback of the proposed building from the jughandle road. She also stated the Commission discussed provision of a pedestrian connection to Sunrise and other sidewalks. Mrs. DeWolf announced that the Planning Commission meeting for November 20<sup>th</sup> has been canceled as there are no items on the agenda.

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

There was no public comment at this time.

**V. Old Business:**

**A. Action on an Appointment to fill a Vacant and Unexpired Term on the Planning Commission.**

Mr. Orlando announced that they will appoint Mr. Mark Purcell, 2100 Eton Court, to fill the unexpired term on the Planning Commission.

Mr. Genzano made a motion, seconded by Mr. Scipione to appoint Mr. Mark Purcell to fill the unexpired term on the Planning Commission. Mr. Orlando asked for public comment. There was no public comment at this time. Mr. Purcell was unanimously appointed to Planning Commission.

**B. Award of the Smith Mansion Renovation Project Architectural Design Services Proposal and Award of the Westtown-East Goshen Police Department Headquarters Architectural Design Services Proposal.**

Mr. Orlando reviewed the proposals. He stated that the Board of Supervisors has elected to award the contract for both projects to David Lynch Associates of Lancaster with an estimated total cost of both projects of 2.5 million dollars.

Mr. Scipione made a motion, seconded by Mr. Genzano, to award the Smith Mansion Renovation Project and the Westtown-East Goshen Police Department Headquarters Architectural Design Services to David Lynch Associates conditioned on the terms of Lynch Associates letter of November 10, 2002 with a 7% fee. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved the firm of David Lynch Associates.

**C. Action on Tract 2002-2, Joyce Realty Office Building Preliminary Land Development Plan.**

Mr. Jim Hatfield, Vandermark and Lynch, was in attendance for the applicant. He stated that the applicant will comply with all comments in Chester Valley Engineers letter of October 21, 2002. He also commented that the applicant has requested four landscaping waivers. Mr. Hatfield presented a drawing of the office building showing the façade offsets. He reviewed the pond issues that were unresolved at the Conditional Use

Hearing held earlier in the evening. Mr. Hatfield stated that the Planning Commission has recommended preliminary plan approval with the conditions in their memo of November 15, 2002.

Mr. Scipione made a motion, seconded by Mr. Genzano, to grant preliminary plan approval for the Joyce Realty Office Building subject to granting of Conditional Use Approval, compliance with Chester Valley Engineer's letter of October 21, 2002, and the Planning Commission's memo of November 15, 2002. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved the Joyce Realty Office Building Preliminary Land Development plan with conditions.

**D. Action on Tract 2002-3, Dalusio/Latoff Land Rover/Jaguar Dealership Land Development Plan.**

Mr. Adam Brower, E. B. Walsh Associates, was present for the applicant. Mr. Orlando had questions concerning the landscaping. Mr. Howard said that the Planning Commission feels that the Township staff should do a further review of the landscaping. Mr. Brower stated that the applicant has received three landscaping waivers which will move a portion of the landscaping from the front to the side of the property, add additional buffer landscaping and landscaping to the display islands. Mr. Bower said the Planning Commission recommends preliminary plan approval subject to conditions in their memo of October 15, 2002.

Mr. Scipione made a motion, seconded by Mr. Genzano, to grant preliminary plan approval for Dalusio/Latoff Land Rover/Jaguar Dealership conditioned on the Planning Commission's memo of October 15, 2002, and Conditional Use Approval. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved the Dalusio/Latoff preliminary land development plans with conditions.

**VI. New Business:**

**A. Authorization to Advertise Financial Software Bid.**

Mr. Orlando reviewed the need of the Township for a financial software package.

On the motion of Mr. Scipione, seconded Mr. Genzano, the Board of Supervisors authorized advertising of the Financial Software Bid. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously authorized the advertising of the Financial Software Bid.

**B. Authorization to Advertise Snow Removal Bid.**

Mr. Orlando stated that as one of the snow removal contractors is unable to complete his contract a replacement contractor is needed for plowing one sector of the Township.

Mr. Genzano made a motion, seconded by Mr. Scipione, to advertise for a snow/ice removal contractor. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved advertising of the Snow/Ice Removal Bid.

**C. Authorization to Advertise the Proposed Amendments to the Westtown Township Zoning Ordinance.**

Mr. Orlando asked the Board of Supervisors to approve advertising of the proposed amendments to the Township Zoning Ordinance. He stated that the authorization to advertise begins the thirty day public review period. He also stated that a summary of the proposed zoning changes will be available on the Township's website. Mrs. Adler was directed by the Board to investigate the posting of the entire proposed amendment package on the website.

Mr. Scipione made a motion, seconded by Mr. Genzano, to authorize the advertising of the proposed amendments to the Township Zoning Ordinance. Mr. Orlando asked for public comment.

Mrs. Carol DeWolf, 1033 S. New Street, asked to see the changes in wording of the amendments that were made at the final review by the Township Solicitor and staff. Mr. Howard will make a copy of the changes available. Mr. Pavelchek asked how he could obtain a copy of the complete proposed ordinance amendment. Mr. Orlando said the Township would need to charge a reproduction cost of \$15.00 for a copy.

The Board of Supervisors unanimously approved advertising of the proposed amendments to the Township Zoning Ordinance.

**D. Action on the Request for Payment to Cook's Service Company, Inc. in the amount of \$15, 274.97.**

Mr. Orlando stated that this is a final payment to Cook's for work on the Township Administration building. The Township will retain \$3,000.

Mr. Genzano made a motion, seconded by Mr. Scipione, to approve payment to Cook's Service Company, Inc. in the amount of \$15, 274.97 with a \$3,000 retainage. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved payment to Cook's Service Company, Inc.

**E. Action to Exonerate the Township Tax Collector for Township Real Estate Tax on Parcel 67-4-46, the communications tower at Oakbourne Park.**

Mr. Orlando explained as the Township owns this property, the Tax Collector is exonerated from collection of the assessed Township real estate tax on the property.

Mr. Scipione made a motion, seconded by Mr. Genzano, to exonerate the Township Tax Collector for Township Real Estate Tax on Parcel 67-4-46, the communications tower at Oakbourne Park. Mr. Orlando asked for public comment. There was no public comment at this time. The Board of Supervisors unanimously approved exonerated of the Tax Collector.

Mrs. Adler was directed to investigate the possibility of having the SBA, the lessee for the communication tower, pay the School and County taxes which will total approximately \$3,500 per year.

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

There was no public comment at this time.

**VIII. Payment of Bills.**

On the motion of Mr. Scipione, seconded by Mr. Genzano, the Board of Supervisors approved payment of the bills.

**IX Adjournment.**

On the motion of Mr. Scipione, seconded by Mr. Genzano, the Board of Supervisors unanimously adjourned the meeting.

Respectfully Submitted  
Elaine L. Adler  
Acting Secretary

