

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING  
OAKBOURNE MANSION 1014 SOUTH CONCORD ROAD  
June 4<sup>th</sup> 2001

In attendance were Supervisors L. Charles Scipione, Kenton S. Stokes and Victor J. Orlando; Township Manger Michael A. Cotter; Township Solicitor Robert F. Adams; Township Road Master Mark S. Gross; and Township Planning Commission Chairman Don Verdiani. There were thirty-two guests in attendance.

**I. Call to Order**

There being a quorum present, Chairman L. Charles Scipione led the Board of Supervisors, staff and guests in the Pledge of Allegiance and called the meeting to order.

**II. Approval of Minutes (21 May 2001).**

On the motion of Mr. Orlando, second Dr. Stokes, the Board of Supervisors unanimously approved the minutes of 21 May 2001.

**III. Departmental Reports**

**A. Township Building Inspector – Kenneth A. Carroll.**

Mr. Scipione asked that it be noted that Mr. Carroll was unable to attend the meeting due to health reasons.

Mr. Cotter reviewed the May Building Report with the Board of Supervisors. He stated that building permits have been issued for renovations to the main building at Westtown School, Westtown Associates office building and the SBA cellular tower in Oakbourne Park.

**B. Roads and Parks – Mark S. Gross.**

Mr. Gross advised the Board of Supervisors that the Road Department spent the last month working on the Oakbourne Road Bridge. He stated that the paving was completed today and the bridge will be reopened this Wednesday after the striping is done and the mirrors reinstalled.

Mr. Gross said the water fountain at the soccer fields, which has been leaking, would be replaced with a new cast iron water fountain. He also stated that a new John Deere tractor 4700 series would be delivered this week for the Department to use on a trial basis. He said the tractor has a 7' rotary mower, a bucket attachment, which will be useful for mowing the trail system, and also has the capability to mulch grass and leaves. Mr. Scipione asked the cost of the tractor. Mr. Gross responded the purchase price is \$27,300, which includes the state discount of 28% for purchase of a John Deere tractor.

Mr. Gross reported that there were electrical problems at the Cobblefield pump station recently and it was determined that a solenoid and fuses needed to be replaced. He also reported that a coolant hose needed to be replaced on the generator at the Westtown-Chester Creek Plant.

Mr. Gross stated that the mature trees adjacent to the Mansion will be limbed up, and the dead wood removed. He also stated that there are several dead trees that will be taken down. He hopes to have the work completed before June 14<sup>th</sup> when the summer camp at Oakbourne will start.

Mr. Scipione asked if there was a schedule for road overlay work this year. Mr. Gross responded that there will be a curb replacement project on Ponds Edge Road

commencing this year and when completed the road would be recycled and re-paved. He also stated that Mr. Capuzzi is working on plans for drainage work to be done on S. New Street in the area of Jacqueline Drive with paving to be done when the work is complete. Mr. Scipione stated he thought that the Township did road overlay every year. Mr. Cotter said the Township will be doing S. New Street and also an area of Johnny's Way.

**C. Financial Report – Michael A. Cotter.**

Mr. Cotter reviewed the May Financial Report with the Board of Supervisors.

**D. Planning Commission – Mr. Don Verdiani.**

Mr. Verdiani advised the Board of Supervisors that Mr. Bafile, Vice Chairman of the Planning Commission, had officially resigned as of the last Commission meeting.

Mr. Verdiani stated that the Orvis family attended the meeting and discussed with the Commission what development options they now had as the Board of Supervisors has stated the R1 zoning in the area of their property will not be changed. Mr. Verdiani said the flex and cluster options under the current R1 zoning are not exactly what the Commission is looking for on the Orvis tract. He stated that Mr. Schmehl was directed by the Commission to draft changes to the options under R1 zoning.

Mr. Verdiani also stated that the Commission discussed what would be permitted under light industrial on the Crebilly tract. He said the Commission feels it is difficult to designate what is an acceptable use and asked Mr. Schmehl to work on defining performance standards.

Mr. Verdiani said Mr. Schmehl is working on changes to the R3 zoning in order to define what will be acceptable for Mr. McCawley's proposed adult apartments in the Jefferson Center. Mr. Scipione asked what are Mr. McCawley's options under the current zoning ordinance. Mr. Verdiani responded that the current zoning is R1 with an office overlay, which does not allow for apartments. He also said the Mr. McCawley has the right to build a 60,000 square foot office building but his sketch plan for the apartments is 110,000 square feet. Dr. Stokes stated he is concerned that the amount of square footage proposed is not appropriately proportional to the land available. Mr. Scipione said the Township did encourage Mr. McCawley to proceed with the concept of senior apartments but it appears he is going over what the Township felt were reasonable limits. Mr. Verdiani said the Commission would be reviewing Mr. McCawley's sketch plan this week but are not able to act on the plan until an ordinance is in place. Mr. Orlando said as Mr. McCawley was told the concept of senior apartments were acceptable the Township needs to have the proper ordinances in place.

Mr. Cotter advised those present that Mr. Schmehl is working on minor changes to the Growth Management Plan and the Township will be receiving the final plan in the near future.

**IV. Old Business.**

**A. Public Hearing on the Vacation of Oak Lane.**

At this time Mr. Scipione turned the meeting over to Mr. Adams, Township Solicitor, who conducted the Oak Lane Hearing.

Mr. Adams stated that this Hearing was being held to hear and possibly act on the request of Westtown School, as per their solicitor's letter of 12/22/00, for the Township to Vacate Oak Lane. Mr. Adams said that the Hearing has been advertised as required by law. He also said the Hearing would be conducted as a legislative hearing. (Transcript of the Hearing is available at the Township Office)

At the close of the Hearing Mr. Adams advised the Board of Supervisors that they could take action this evening as the correct procedures for the Hearing had been followed.

A motion was made by Dr. Stokes, second Mr. Orlando, to approve Ordinance 2001-4 the Vacation of Oak Lane. Mr. Orlando stated that the Board of Supervisors is approving the vacating of Oak Lane because of the overall traffic plan and significant safety improvements. The Board of Supervisors unanimously approved Ordinance 2001-4, Vacation of Oak Lane.

**V. New Business.**

**A. Appointment of Carol DeWolf to Township Planning Commission.**

On the motion of Dr. Stokes, second Mr. Orlando, the Board of Supervisors unanimously approved the appointment of Carol DeWolf to fill the Planning Commission vacancy.

**VI. Public Comment.**

There was no public comment at this time.

**VII. Adjournment.**

As there was no other business or comment, on the motion of Dr. Stokes, second Mr. Orlando, the Board of Supervisors adjourned the meeting.

Respectfully Submitted,  
Michael A. Cotter,  
Township Manager

