

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
Westtown Township Municipal Building, 1039 Wilmington Pike, Westtown
Monday, March 20, 2017 at 7:30 PM

In attendance were: Chair Mike Di Domenico, Vice Chair Carol De Wolf, Township Manager Rob Pingar, Chief Brenda Bernot, Township Solicitor Patrick McKenna, and P&R Commissioner Eileen Bengston. There were 3 guests present.

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

Mr. Di Domenico led the Pledge of Allegiance, and called the meeting to order at 7:30 PM. He asked if anyone was recording the meeting. There was no response.

II. **Approval of Minutes (March 6, 2017)**

Ms. De Wolf was not present at the March 6 meeting, and Mr. Haws was absent from this meeting, so approval of the March 6, 2017 Board of Supervisors regular meeting minutes was tabled until the April 3, 2017 meeting.

Mr. Di Domenico asked Mr. Pingar for an update on the concern expressed by Pat McDonough in the last meeting about sidewalks being used for parking on Stanton Avenue. After that meeting, Mr. McDonough emailed photos of examples of the problem, but some were of properties in West Goshen township. Mr. Pingar stated that this area has narrow roads and short driveways, so there is little option for parking. Ms. De Wolf asked Mr. Pingar to investigate.

III. **Workshop Meeting Summary (March 20, 2017)**

Mr. Di Domenico stated that the Board interviewed two candidates for vacancies on the Planning Commission during the workshop session. The Board reviewed the West Goshen Sewer Authority contract, which is coming up for renewal, and discussed the draft of the pipeline ordinances. They also reviewed the architectural and engineering qualifications for the new Public Works facility, and short-listed the firms to three, who will be asked to make proposals.

There were no questions regarding the workshop.

IV. **Departmental Reports**

A. **Westtown East Goshen Police (WEGO) – Chief Brenda Bernot**

Chief Bernot stated that the department is still having problems with their website and had to change vendors. The staff is currently being trained on how to use it, and she expects to have it up in the next two weeks.

She reported that theft from vehicles by organized criminals seeking to steal identities is on the rise in the area, particularly at fitness centers. She advised residents not to leave anything in their cars that could be used to steal your identity.

She also reported on a scam that occurred in Pleasant Grove. Residents received “Notice of Infraction” letters, designed to look like they were electronic traffic signal violation letters, complete with a photo taken of the homeowner’s car sitting in their driveway. The letter asked the resident to pay cash for the fine, and instructed the recipient to send an email when the cash has been placed in their mailbox for pickup. This is obviously a scam. A WEGO press release will be prepared tomorrow morning, and posted on the township website.

Mr. Pingar asked if Planet Fitness does anything to educate their patrons about theft. The Chief said they do, and stated that they have a good security camera system, but unfortunately these criminals are using stolen vehicles with stolen tags. Mr. McKenna asked if the YMCA is also a target. The Chief replied that this particular gang is not working the YMCA, but vehicle theft is also a problem there.

There were no additional comments or questions.

B. Township Solicitor – Patrick McKenna

Mr. McKenna stated that his firm has begun to research and review the pipeline ordinance, and will make adjustments based on the workshop session this evening. They have continued to work on the Crebilly conditional use application since the last hearing. He reported that today, the township received a decision and order on the Money suit from the Commonwealth Court, and was pleased that the Court affirmed the lower court decision in favor of the township. He stated that Ms. Money has 30 days to appeal to the PA Supreme Court, but hopes that she will not appeal. Mr. McKenna stated he had a draft of the Fire Insurance Escrow Ordinance that he will leave with Mr. Pingar after the meeting. Mr. McKenna reported that the site visit of the abandoned AME cemetery on Shiloh Road was very positive. He said that the property owner, Mr. Minacci, was very cooperative and invested in progressing with cleaning up the site.

There were no questions or comments.

C. Parks & Recreation Commission (P&R) – Eileen Bengston

Mr. Pingar welcomed Mrs. Bengston as one of the two new members of the Parks & Recreation Commission. Mrs. Bengston was inspired to become more involved in local government following her recent participation in the Neighborhood University.

Mrs. Bengston reported that the P&R meeting scheduled for March 14 was cancelled due to the snow storm, so they are meeting tomorrow night. She said that the commission selected the summer movies via email, so they could be included in the Spring gazette. They are considering a fourth movie night, featuring an older classic film. They are also working on advertising the yard sale on April 29, and mentioned that a township Facebook page would be helpful. Mr. Pingar stated that Pam Coleman is working on a township Facebook presence for the website, which would include P&R events. She has been in contact with the owner of a P&R Facebook page about assuming control of it

Mrs. Benston stated that at their meeting tomorrow night, the commission will meet with a candidate for the final vacancy on their commission, and plan for the yard sale.

There were no questions or comments.

D. Planning Commission (PC) – Russ Hatton

Mr. Hatton stated that at their March 8 meeting, the PC heard a presentation given by Carol Stauffer of the Chester County Planning Commission (CCPC) on ordinances related to pipelines, and followed with a question and answer session. The CCPC produces model ordinances that most municipalities use as a starting point. These model pipeline ordinances are for zoning and land use, not for regulating the pipeline.

Mr. Hatton stated that the PC will have a similar Q&A session with representatives of PennDOT at their meeting on Wednesday, March 22. The goal of the meeting is to better understand PennDOT's planning process, and to improve intergovernmental communication. This will not be a discussion about Crebilly traffic.

Mr. Hatton also provided a report on the Comprehensive Plan Update. The task force will meet next on Thursday, March 23. The task force will discuss future land use areas, neighborhood conservation, maintaining existing communities, the use of community resources such as schools and churches. At their last meeting in February, the task force had heard from former East Bradford supervisor, John Spangler, who is very knowledgeable about the development and management of trails.

Ms. De Wolf asked Mr. Pingar if Gaadt Perspectives had been contacted regarding the pipeline ordinances. Mr. Hatton said Chris Patriarca has been on vacation, and Mr. Hatton did not believe Gaadt has been contacted. Mr. Di Domenico told the audience that during the workshop, the Board discussed well testing, public information, emergency preparedness, and other pipeline-related issues. He stated that these ordinances are for land use (surface applications), not subterranean regulation.

There were no other questions or comments.

V. **Public Comment Non Agenda Items**

Mr. Hatton suggested putting more FAQ's on the website to address questions that are sure to arise as a result of the increase in development in the township. As an example, he stated that he could not find information on what hours of the day is construction work allowed, other than what was provided under the noise ordinance. Mr. Hatton also asked who can residents contact on weekends or after hours. Chief Bernot instructed him to call the WEGO non-emergency line (610.692.5100) to report issues after hours. She said that officers are familiar with the township ordinances, and will enforce if necessary. Ms. De Wolf stated that it is fine for residents to also email the supervisors. The Chief stated that the best course of action for immediate attention is to call the police. Mr. Di Domenico tasked Mr. Pingar with getting reports of ordinance violations from the police to the Board, so they can address any patterns in complaints.

There was no additional public comment.

VI. **Old Business**

A. **Rustin Residential - Escrow Release #5**

Ms. De Wolf made a motion to approve Escrow Release No. 5 in the amount of \$68,658.55 from the financial security escrow account for the Rustin Residential development. Mr. Di Domenico seconded the motion. There was no public comment and the motion was approved.

VII. **New Business**

There was none.

VIII. **Announcements**

Mr. Di Domenico made the following announcements:

1. **Planning Commission vacancy.** There is a vacancy on the Planning Commission (PC) for a term expiring December 31, 2019. The PC meets twice monthly, on the Wednesdays following regular Board of Supervisors meetings. Commissioners are expected to attend meetings regularly and to actively participate in PC activities. Applicants must be in good standing with all municipal bills. Anyone interested in this appointment should send a letter and a brief resume to Robert Pingar, Township Manager, rpingar@westtown.org.
2. **Comprehensive Plan Update Task Force Meeting –** Thursday, March 23, 2017, 7:00 pm at Township Building.

3. **Board of Supervisors Conditional Use Hearing - Crebilly Tract/Toll Brothers** – Wednesday March 29, 2017, 6:00 pm at Rustin High School.
4. **Westtown Community Yard Sale** – Saturday April 29, 8:00 am to 1:00 pm at Oakbourne Park.

IX. **Public Comment on All Topics**

Kathy Di Domenico, 1530 Woodland Road, stated that the Planning Commission meeting this week is starting at 6:30. She asked why the PC minutes were included with the Board meeting agenda information. Mr. Pingar stated that they are always included because the PC makes a departmental report to the Board at every meeting. They are also including with the PC meeting agenda information.

There was no other public comment.

X. **Payment of Bills**

Ms. De Wolf made a motion to approve the General Fund bills in the amount of \$99,010.69, Wastewater Fund bills in the amount of \$19,133.38, and Capital Projects fund bills in the amount of \$38,859.78, for a grand total of \$157,003.85. The motion was seconded by Mr. Di Domenico. There was no public comment, and the check register was approved.

XI. **Adjournment**

Mr. Haws made a motion to adjourn the meeting, seconded by Mr. Di Domenico. The meeting adjourned at 8:10 PM.

Respectfully submitted,

Robert Pingar
Township Manager