

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING

Westtown Township Municipal Building, 1039 Wilmington Pike, Westtown

Monday, November 5, 2018 – 7:30 PM

In attendance were Chair Carol De Wolf, Vice Chair Scott Yaw, Police Commissioner Mike Di Domenico, Township Solicitor Pat McKenna, Public Works Director Mark Gross, Historical Commissioner Erica Reilly, and Planning Commissioner Jack Embick. There were 5 guests.

I. Pledge of Allegiance & Call to Order

Ms. De Wolf called the meeting to order at 7:34 PM, and led the Pledge of Allegiance. She asked if anyone was recording the meeting. There was no response.

II. Approval of Minutes (October 15, 2018)

Mr. Yaw noted a change to the minutes regarding the motion to continue the Malvern School Conditional Use Hearing, stating that the motion was articulated by Mr. McKenna, but Mr. Yaw made the motion. Mr. Yaw then made a motion to approve the Board of Supervisors meeting minutes of October 15, 2018 with the correction. Ms. De Wolf seconded the motion. There were no questions or comments and the minutes were approved, with Mr. Di Domenico abstaining because he did not attend the October 15th meeting.

III. Workshop Meeting Summary (November 5, 2018)

Ms. De Wolf stated that the Board held an Executive Session on personnel and contractual matters. They then discussed an Outdoor Lighting ordinance amendment relative to Westtown School's Conditional Use Application.

There were no comments or questions.

IV. Departmental Reports

A. Township Solicitor – Pat McKenna

Mr. McKenna reported that he, Mr. Pingar, and Mr. Ethridge met with Heather Glen Apartments representatives to discuss an ongoing matter regarding outstanding permit fees. He commented that the meeting was productive and he hopes to reach a settlement in the near future. Mr. McKenna shared that they have created a working draft of the Liquor License Transfer ordinance, which will be reviewed by township staff in the coming weeks, and revised as necessary before going to the Board.

Mr. McKenna reported the continuation of several enforcement matters. He also shared that the judge issued a supplemental order decision for the Crebilly/Toll Brothers case to clarify his position on one of the issues that Toll Brothers had raised on appeal. The record for the case is now complete and will transfer to the Commonwealth Court.

Mr. McKenna commented that he would also be attending the PC Meeting this Wednesday for the Westtown School discussion.

Mr. Di Domenico inquired if Mr. McKenna had received any information regarding Sunoco Pipeline construction. Mr. McKenna replied negatively.

There were no other questions or comments.

B. Public Works (PW) – Mark Gross

Mr. Gross reported that they successfully completed the 2018 Road Maintenance project despite some poor weather. He also shared that tree elevation in the Shiloh Hills neighborhood is underway and the stormwater pipeline relining project in the Plumly neighborhood finished without any issues.

In Tyson Park, the department removed a number of hazardous trees. The township reported some vandalism at the park's pavilion to WEGO PD, who agreed to increase their patrols around the area. Mr. Gross shared that the department also completed two grass mowings during dry spells, which helps to mulch and grind the leaves.

Mr. Gross reported the replacement of a faulty pressure switch for the boiler at Oakbourne Mansion.

Mr. Gross commented that they replaced a rebuilt pump at the Pleasant Grove Pump Station, which is now back online. They also installed a stainless steel baffle in the primary grit chamber to reduce solids carryover.

Mr. Gross reported on the progress at the new Public Works building, noting that it is about 60% complete and should pick up once the building is fully weather-tight. He estimated another 30-45 days until they reach substantial completion of the project.

Mr. Gross also shared that there is one outstanding pipe and inlet replacement on Spring View Court, which should begin in the next two to three weeks.

Ms. De Wolf commented that the Board would like an official Ribbon Cutting to open the new Public Works building. Ms. De Wolf directed Mr. Pingar to finalize a date to share with all parties.

There were no other comments or questions.

C. Historical Commission (HC) – Erica Reilly

Ms. Reilly reported that Westtown Day was a huge success and garnered a lot of positive feedback. She commented that the HC is working on surveying and researching the Huey property ruins. Ms. Reilly shared that the HC was granted access by the owner to visit the Orvis House to photograph and document the site before it is torn down.

Ms. Reilly reported that the HC is continuing to work on gathering stories and facts for the History of Westtown book update. She also shared that there has been no movement on the Veteran's Memorial or the Shiloh AME Cemetery projects.

Ms. Reilly agreed to coordinate with Mr. Pingar to update the Historic Resource Listing for 2019.

There were no comments or questions.

D. Planning Commission (PC) – Jack Embick

Mr. Embick reported that at the October 17th PC meeting they discussed the Westtown School Conditional Use Application. The PC visited La Salle College High School to see an example of the proposed lighting in use. Discussion of this application will continue at the next meetings on November 7th and November 28th.

There were no comments or questions.

E. Manager's Report – Rob Pingar

Mr. Pingar provided an update on the West Chester University grading permit work to resolve issues with dumping near Matt Kelly's property on Robin's Nest Lane. Work is nearly complete and is close to the lot's original grade.

He also reported that the township met with Carter Van Dyke and Associates (CVDA) to discuss changes to the Veteran's Memorial plans. They hope to send the final plans out to bid early next year. They also discussed the Board's feedback on the Oakbourne Park LED sign design.

Mr. Pingar shared that township filed the Agricultural Security Area amendments with the PA Department of Agriculture. After the amendments, the total acreage in the ASA is 1,033 acres (1.6 sq. miles), which is one-fifth of the township.

Ms. De Wolf confirmed that CVDA is on track to provide revised Veteran's Memorial and Oakbourne Park sign plans. Mr. Pingar agreed to follow up with them for a status update.

Ms. De Wolf also asked for an update on Mr. Kelly's rain garden and driveway on Robin's Nest Lane, which was not built according to the approved plans. Mr. Pingar replied that the contractor, Southdown Homes, has committed to addressing any areas of concern. In lieu of a rain garden, a trench drain was agreed on as an alternative stormwater management solution.

There were no other comments or questions.

V. Public Comment (Non Agenda Items)

Nancy Harkins, 1521 Woodland Road, thanked Ms. De Wolf for confirming their attendance at the upcoming West Chester COG meeting. Ms. Harkins shared that PADEP is expected to announce public hearings for the Adelpia Pipeline concerning their air quality permits to be held in December. FERC is also expected to issue an environmental assessment on the project on January 4th with public comment open until April. Ms. Harkins commented that the Clean Air Council is offering to host information sessions to educate the public about the process. Ms. Harkins asked if the Board would consider hosting one of these meetings.

Mr. Di Domenico asked where these meetings will be taking place. Ms. Harkins replied that there are no locations announced for the December DEP hearings. The process with FERC will be entirely online. Ms. Harkins proposed one meeting in December to provide information on both processes. Mr. Di Domenico directed Mr. Pingar to coordinate with Ms. Harkins to schedule the meeting.

Mr. Pingar inquired who would be running the public meeting. Ms. Harkins replied that Clean Air Council would provide the content; the township would provide the space.

There were no other comments or questions.

VI. Old Business

A. Giant Food Store Expansion (Brandolini) –Escrow Release #6/Final

The developer, Brandolini Companies, has submitted escrow release request #6 for the Giant Supermarket Expansion land development project. This is the final escrow release for this project. McCormick Taylor has reviewed this request and recommends the release of \$2,000.00. There remains an unresolved question regarding the sewer as-builts.

Mr. Yaw made a motion to approve Escrow Release #6 for the Giant Supermarket Expansion in the amount of \$2,000.00 conditioned on approval of the sewer as-built plans by the township sewer engineer, Carroll Engineering. Mr. Di Domenico seconded the motion. There were no comments or questions and the motion was unanimously approved.

VII. New Business

There was none.

VIII. Announcements

Ms. De Wolf made the following announcements:

1. **West Chester Area Council of Government** – 7:00pm, Thursday, November 15 at the Westtown Township building.
2. **WEGO Coat Drive** – The Westtown East Goshen Police department has partnered with One Warm Coat to collect new or gently used coats, hats, scarves, and gloves for people in need. Donations are accepted from M-F from 8:30-4:30 through November 21 at the WEGO police station, 1041 Wilmington Pike.
3. **Winter Festival** – 10am -1pm Sunday, December 9 at the Oakbourne Mansion. Enjoy caroling, photos with Santa, crafts for the kids, and refreshments. This year, P&R will also be having a Gingerbread House contest. For more information, visit the township website.

IX. Public Comment on All Topics

Kathy Di Domenico, 1530 Woodland Rd, asked who was responsible for managing the traffic signals near the Giant on West Chester Pike. She commented that the left turn signal into the shopping center did not display consistently and had too long of a wait. Mr. Gross replied that these types of concerns can be reported to the township office, and that he would address this particular traffic signal promptly.

There were no other questions or comments.

X. Payment of Bills

Mr. Yaw made a motion to approve the General Fund bills in the amount of \$307,540.45, Wastewater Fund bills in the amount of \$65,941.16, and Capital Projects Fund bills in the amount of \$41,552.11, for a total of \$415,033.72. The motion was seconded by Mr. Di Domenico. There were no questions or comments, and the check registers were unanimously approved.

XI. Adjournment

Mr. Yaw made a motion to adjourn the meeting. Mr. Di Domenico seconded the motion. The motion was unanimously approved and the meeting adjourned at 8:10 PM.

Respectfully submitted,

Robert R. Pingar
Township Manager