

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
Township Municipal Building, Stokes Assembly Hall, 1039 Wilmington Pike
November 5, 2007, 7:30PM

In attendance were Supervisors Chair Carol De Wolf, Vice-Chair Thomas A. Foster and Police Commissioner Charles Barber; Township Manager Robert Layman; Township Solicitor Robert F. Adams; Planning Commission member Jim Lees; and Parks Advisory Group Chair Leonard Tehrani. There were twenty-six guests in attendance.

I. Call to Order.

As there was a quorum present Chair De Wolf led those present in the Pledge of Allegiance and called the meeting to order (7:40PM).

II. Approval of Minutes (October 15, 2007 Regular Meeting).

Mr. Foster made a motion, seconded by Mr. Barber to approve the minutes of the October 15, 2007 regular meeting. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the minutes as present.

III. Departmental Reports.

A. Township Building Inspector.

As Mr. Wilson was on vacation Mr. Layman reviewed the October Building Report. He stated that letters have been sent to property owners who have tree branches over hanging the road requesting that the trees be trimmed before snow plowing season.

B. Township Roadmaster.

Mr. Layman reported that this year's Township Road restoration project has been completed with the cost of the project less than anticipated. He stated that the paving should be completed on Shiloh Road this week but there is still work to do on the trail. Mr. Pingar stated the road overlay work will be done on Wednesday weather permitting and the detour signs should be removed on Friday. Mr. Layman stated the restoration work on Shiloh Road has significantly improved the sight visibility for vehicles exiting Hunt Drive. Ms. De Wolf asked that the Police Traffic Patrol monitor the speeding on Shiloh Road when the detour signs are removed. She also asked that the deterioration of W. Pleasant Grove Road be addressed as part of the roadside is crumbling and there are several pot holes that need attention. The Township Engineer will address this issue.

C. Township Planning Commission – Jim Lees.

Mr. Lees reported on the November 7, Planning Commission meeting, The Commission completed review of the Gardens at Westtown (Fountains) and are recommending approval of the final plan. Ms. De Wolf asked about the landscaping. Mr. Lees responded that the original plan called for extensive landscaping in order to reduce the overall appearance of the buildings. He stated that the new plan has reduced the landscaping considerably and the applicant has agreed to post approximately \$100,000 that the Township can use in other areas to compensate for the reduced landscaping. Mr. Lees stated that the Commission also discussed the Presby Homes plan in regards to the traffic impact study and Route 202.

C. Parks Advisory Group Leonard Tehrani.

Mr. Tehrani reported on the October 11th Parks Advisory Meeting. He thanked Ms. De Wolf for attending their meeting. Ray Sachs, Chester County Parks and Recreation, was also in

attendance to discuss the development of trails in Westtown. He discussed partnering with neighboring Townships on trails and the funding available from the County for trail development. Mr. Tehrani reported that the Eagle Scout project of moving the Scout Fire Circle has been completed. The Fire Circle has been moved north of the picnic pavilion. Mr. Tehrani asked if the Board had reviewed the Parks Advisory Group's letter requesting to become the Park and Recreation Commission. Mr. Foster responded they had and are agreeable to the change if this will be a viable Commission. He stated that before the Board can officially approve the change the Resolution establishing the Parks Advisory Group would need to be amended. Mr. Tehrani stated that Parks Advisory would like to install a new sign at the entrance to Oakbourne Park that would advertise the upcoming events at the park. Mr. Foster expressed his opinion that this type of sign is not usually attractive. Ms. De Wolf said she felt that the sign should be professionally designed in order to keep the integrity of the historical nature of Oakbourne Park. Mr. Tehrani said the Group is working on activities for the summer, possibly having a Westtown Day. Mr. Foster requested that Mr. Tehrani submit a budget for 2008 that would reflect the necessary funding for any events they are planning.

IV. Public Comment Non-Agenda Items.

Joyce Jasinski, 1003 Dunning Drive, said she cannot make a left turn out of Dunning Drive onto Shiloh Road in the morning because of the heavy volume of school traffic. This is a dangerous situation and she is hoping it will be resolved when the detour is removed. Ms. Jasinski also stated that the students have been parking on Dunning Drive when they have soccer practice. An announcement was made to the school by Kevin Campbell that they were not allowed to park there which has helped but they are parking there for Saturday football games. They also park out of sight on the old Shiloh Road and on Mr. Delaporta's lawn. She stated that it was previously suggested that no parking signs be installed on Dunning Drive but does not want signs all over the cul-de-sac. Ms. De Wolf thanked her for her comments and said this has been anticipated and the options have been discussed such as no parking signs or issuing parking passes.

Mr. Tehrani said that students are walking on Route 926 and crossing at Westbourne Road. He feels that this is dangerous and has brought it to the attention of the school. He suggested installing a traffic signal at Westbourne Road.

V. Old Business.

A. Conditional Use Hearing Exxon/Juna Tract 2007-3.

Mr. Adams stated that he has conferred with the solicitor for the applicant and the hearing will be continued to the November 19, 2007 Board of Supervisors meeting. The Hearing was opened and continued. (Transcripts available at the Township Office when completed.)

VI. New Business.

A. Township Planning Commission Appointment.

Ms. De Wolf stated that the Board has interviewed several qualified candidates for the opening on the Commission and will be appointing Brent Whitig this evening.

Mr. Foster made a motion, seconded by Mr. Barber, to appoint Brent Whitig, 731 Westcroft Place, to the Township Planning Commission to fill the unexpired term of Jeff House through December 2007. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the appointment.

B. Township Zoning Hearing Board Appointments.

Ms. De Wolf stated that the Board of Supervisors is accepting the resignation of William Kraut from the Township Zoning Hearing Board. Mr. Foster stated that as Mr. Kraut has been elected as District Justice he has to step down from the Zoning Hearing Board.

Mr. Foster made a motion, seconded by Mr. Barber, to accept Mr. Kraut's resignation from the Township Zoning Hearing Board. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously accepted Mr. Kraut's resignation.

Mr. Foster made a motion, seconded by Mr. Barber, to appoint Laura Scanlon, presently an alternate on the Zoning Hearing Board, to a full position on the Board to fill the unexpired term of William Kraut through December 2009. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously appointed Laura Scanlon to the Zoning Hearing Board.

Mr. Foster made a motion, seconded by Mr. Barber, to appoint Dane Criddle as alternate on the Zoning Hearing Board, to fill the unexpired term of Laura Scanlon through December 2008, and to appoint Jeff House to fill the vacant alternate position through December 2009. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the appointments.

C. Approve Payment Application No.1 to Joseph Sucher & Sons, Inc. in the Amount of \$185,018.96 for the 2007 Road Improvements.

Ms. De Wolf stated that the original cost of the project was \$274,400.14. The cost was reduced by a change in materials and the scope of work.

Mr. Foster made a motion, seconded by Mr. Barber, to approve Payment Application No.1 to Joseph Sucher & Sons., in the Amount of \$185,018.96 for the 2007 Road Improvement project. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the payment.

D. Award Solid Waste/Recycling Bid to A. J. Blosenski for 3yrs (2008-2010).

This item was tabled.

E. Grant Revised Final Plan Approval Tract 2000-8 Gardens At Westtown (The Fountains).

William Wendling, Pennoni Associates, and Michael Murphy, were in attendance for the applicant.

Mr. Wendling stated that the landscaping has been reduced by removing half of the under plantings. The larger trees will remain. A new cost estimate for the landscaping will be sent to the Township Engineer for approval as stated in the Planning Commission's letter of November 1, 2007. Ms. De Wolf asked about the planting of street trees on the loop road. Mr. Wendling responded that it has not been determined if this was part of the original escrow for the Fountains but they will supplement this by planting trees on the north side even if this was not escrowed. Mr. Foster asked Mr. Adams if he had reviewed the developer's agreement. Mr. Adams responded that he has not seen the agreement. Mr. Foster advised Mr. Wendling that Mr. McCawley is asking for all monies still in escrow for the Fountains to be released to him. The Township does not want to release any escrow money unless Mr. Wendling's client is in agreement to the release. Mr. Wendling indicated that this is the first time he has heard about this.

Mr. Foster made a motion, seconded by Mr. Barber, to grant revised Final Plan approval for tract 2000-8 Gardens at Westtown (The Fountains) conditioned on the McCormick Taylor letter of October 17, 2007, the Planning Commission letter of November 1, 2007, and the solicitor's review of the developer's agreement. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors granted revised final plan approval for tract 2000-8.

F. Accept Simple Subdivision (Lot Line Change) Tract 2007-5 Bentley 20 Robins Nest Lane.

Mr. Foster made a motion, seconded by Mr. Barber, to accept Tract 2007-5 Simple Lot Line Change, Bentley 20 Robins Nest Lane, and pass to the Planning Commission for review. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously accepted the Tract 2007-5 and passed to the Planning Commission for review.

G. Approve Escrow Release Jefferson/McCawley – Fountains.

This item was tabled.

VII. Public Comment (all topics).

There was no public comment.

VIII. Payment of Bills.

On the motion of Mr. Foster, seconded by Mr. Barber, the Board of Supervisors unanimously approved the bills as presented.

IX Adjournment.

On the motion of Mr. Foster, seconded by Mr. Barber, the meeting was adjourned at 8:40Pm.

At this time the Conditional Use Hearing for Presby Homes was continued. (Transcripts available at the Township Office when completed.)

Respectfully Submitted,
Robert Layman,
Township Manager