

WESTTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING
Township Municipal Building, Stokes Assembly Hall, 1039 Wilmington Pike
June 4, 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 Building Inspector John Wilson; Township Planning Commission member Jim Lees; and Parks Advisory Group Chairman Leonard Tehrani. There were nine 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 (7:37PM).

II. Approval of Minutes (May 21, Regular Meeting).

Mr. Foster made a motion, seconded by Mr. Barber to approve the minutes of the May 21, 2007 regular meeting. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the minutes as corrected. (Page 2 Section III D: correct Planning Commission member to Jeff House).

Ms. De Wolf welcomed Scout Ryan Miller, who was attending the meeting as part of achieving his Citizenship in the Community Badge. Ms. De Wolf stated that the Board of Supervisors or Mr. Layman would be glad to answer any questions he might have after the meeting or he was welcome to call the Township Office with any questions.

III. Departmental Reports.

A. Township Building Inspector.

Mr. Wilson reviewed the May Building Report. He reported that 14 homes have now been sold at Arborview. He also stated that two seepage beds at Arborview have been converted to stormwater drainage. Ms. De Wolf asked if one was the seepage bed that has been affecting Mr. Steele's property. Mr. Wilson responded yes but the conversion should help with the runoff. Two demolition permits, have been issued for the Mears property on S. Chester Road. The old tenant house and the barn are to be demolished. Mr. Foster asked about the progress of the Gate House. Mr. Wilson stated that the Gate House renovations are completed and the house has been cleaned and is ready to rent. Mr. Foster asked Mr. Layman to pass onto the Township Solicitor, the Boards comments on the proposed rental lease.

B. Township Roadmaster- Mark Gross.

As Mr. Gross was unable to be in attendance Mr. Layman reviewed the May Road Department Report. Mr. Layman stated that there were problems this month with the light at Routes 352 and 926. Also, a truck knocked over a light standard at Routes 3 and 352. It is thought that it was a cement truck but no witness has come forward to verify this. Ms. De Wolf asked that these incidents be investigated. Mr. Layman stated that the Department is preparing the roads for paving that are in this year's road restoration project. Mr. Layman stated that there will be a mandatory pre-bid meeting this week for the Shiloh Road project.

C. Township Planning Commission – Jim Lees.

Mr. Lees stated that this weeks Planning Commission meeting has been canceled due to the lack of an agenda. Mr. Lees reported on the May 23, 2007 meeting. The Commission discussed revisions to the lighting section of the Township Zoning Ordinance with Stanley Stubbe, Township Lighting Consultant. He is preparing a draft of revisions to the Lighting Ordinance for review at the next meeting. The Commission reviewed the Board of Supervisors request for a change in

the zoning of the old Township Building, 1081 Wilmington Pike. The Commission's recommendation to the Board was that the zoning not be changed. Mr. Foster asked what were the Commission's reasons for not changing the zoning. Mr. Lees responded that the current zoning allows for professional office use by Conditional Use. The Conditional Use procedure gives the Board more control over what would be allowed for the property. Mr. Lees stated personally, as he is involved in Real Estate, that keeping the zoning as is the Township should be better able to attain the highest price and best use for the property. He also stated that this could be reviewed as spot zoning and might have an affect on other properties on Route 202.

D. Parks Advisory Group – Leonard Tehrani.

Mr. Tehrani advised the Board that Parks Advisory did not have a quorum at their May 12th meeting. He stated that as there are new members on Parks Advisory they are trying to understand what their position is with the Township and what are they required to do. They would like to hear from the Board as to how they feel the Parks Budget should be spent. Parks Advisory is also questioning if they should go back to being a Park and Recreation Committee with an emphasis on recreation activities. Mr. Tehrani said the Township contracted West Chester Recreation in the past to do programs for the Township and should this be looked into again. Ms. De Wolf said the Board will work on a statement to better define Parks Advisory's mission. She also felt that working with West Chester Recreation could be re-visited. Mr. Foster said it is a two way street; looking at activities is good if that is the direction they want to take.

IV. Public Comment Non-Agenda Items.

William Steele, 1055 E. Niels Lane, said he had an Ash tree come down this week and the wood is available to anyone who would like it. He also stated that in the last rain storm the drainage pit did work but because of the slope from the swale dirt piles up on the slit fence and something needs to be done so that it does not come on his property. He stated that he has addressed this with Mr. Galbally. Mr. Wilson said the storm drainage is being resurveyed to see if it has been done according to the approved grading plan. Ms. De Wolf said even if it was constructed per the plans, this is an off site impact on Mr. Steele's property and there should be something that the Township can do to help him. Ms. De Wolf also stated that this is a different drainage situation and we need to work with the developer on this. Mr. Wilson stated that the developer has done everything that we have asked him to do so far.

Humbert Dipietro, 106 E. Hilltop Road, asked what is to be done with the dirt and grass that will be removed when the sewer lines are installed. He was advised if stone was not used it would be used as fill or taken away. Mr. Dipietro also complained that when there are funerals at Donohue Funeral home there is parking on both sides of E. Hilltop which makes it difficult for residents to get in or out of their properties. Mr. Layman will address this with Mr. Donohue.

Leonard Tehrani, 611 E. Street Road, said Thornbury had the same situation with parking for soccer games on Route 926. Thornbury posted signs which enabled the police to issue parking citations.

V. Old Business.

There was no old business at this time.

VI. New Business.

A. Award Oakbourne Mansion Flooring Renovation Bid to HP Builders in the Amount of \$29,102.00.

Mr. Barber questioned that the bid was higher than the \$25,000 grant the Township is to receive for the flooring. Mr. Foster stated that the company that had given a lower estimate never submitted an actual bid. Mr. Wilson stated until the floor is actually removed the additional repairs will not be known. These repairs are estimated to be \$5,000. After some discussion Ms. De Wolf stated that the bid will be awarded conditioned on the amount not to exceed \$25,000.

Mr. Foster made a motion, seconded by Mr. Barber, to award the Oakbourne Mansion Flooring Renovation Bid to HP Builders conditioned on determining what items can be removed from the bid so that it does not exceed the amount of \$25,000.00. Ms. De Wolf asked for public comment.

There was no public comment. The Board of Supervisors unanimously awarded the bid to HP Builders as conditioned.

B. Approve Proposals Indoor Air and Pennbrook Construction Mold Remediation Township Office.

The proposals are for remediation of the mold in part of the Township Office and repair of a dormer window and inside walls of the office portion of the building.

Mr. Foster made a motion, seconded by Mr. Barber, to approve the proposal of Indoor Air Solutions for remediation of the mold in the Township office, in the amount of \$11,265.00. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the proposal.

Mr. Foster made a motion to approve Pennbrook Construction's proposal in the amount of \$24,240.00 for the repairs to the dormer window and inside walls. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the proposal.

C. Adopt Resolution 2007-5 Section 100 Route 202 Improvements.

Ms. De Wolf stated that the resolution is to have all the municipalities on the Council of Governments on the same page, to expedite the completion of the final environmental impact study for Route 202, and expedite the interchange designs. Ms. De Wolf read the Resolution into the record (attached). Mr. Barber asked what the meaning of expedite means in this context. Ms. De Wolf said it helps to have elected officials as a voice for a particular project, in order to give the project exposure and move the project forward. Mr. Foster said as it is only one or two Townships on COG that want this Resolution so he does not understand why this is being done. Ms. De Wolf said it is very important if you live on the west of Route 202 to have these improvements done. She also stated that the Township has an obligation to support regional planning issues. After some discussion Mr. Foster said for the sake of unity he would make a motion.

Mr. Foster made a motion, seconded by Mr. Barber, to adopt Resolution 2007-5 Section 100 Route 202 Improvements. Ms. De Wolf asked for public comment. There was no public comment. The Board of Supervisors unanimously approved the Resolution.

VII. Public Comment (all topics)

There was no public comment at this time.

VIII. Payment of Bills.

Mr. Foster made a motion, seconded by Mr. Barber, to approve payment of the bills. The Board of Supervisors unanimously approved payment of the bills as presented.

IX Adjournment.

On the motion of Mr. Foster, seconded by Mr. Barber, the meeting was adjourned at 8:26 Pm.

Respectfully Submitted,

Robert Layman,
Township Manager

