

Board of Supervisors Minutes
April 14, 2008

The regularly scheduled Board of Supervisors of West Nantmeal Township was officially opened at 7:00 P.M. by Chairman Elston on Monday, April 14, 2008.

Roll call was taken and all three supervisors were present.

Gary C. Elston
David L. Mast
Nelson R. Beam

Chairman Elston called for any public comment on tonight's agenda. Since there wasn't any comment he continued with the meeting.

Public Hearing for Ordinance No. 106:

Kristin Camp, solicitor gave a brief summery of Ordinance No. 106. This ordinance removes the storm water language from our Subdivision and Land Development Ordinance now that we have a stand alone ordinance for Storm Water. Five (5) exhibits were presented for the record.

Motion: Mr. Mast made the motion to adopt Ordinance No. 106, Mr. Beam made the second. This motion was voted on and approved unanimously.

The Minutes from the March 10, 2008 meeting were approved as written on a motion made by Mr. Beam, seconded by Mr. Mast. Motion carried unanimously.

The Treasurer's Report stands approved until further audit. Balances were as follows:

General Fund- Money Market	\$127,764.34
General Fund-Checking	2,600.00
General Fund – EMS	161.08
State Fund – Money Market	72,550.53
State Fund- Checking	246.77
PLGIT – Regular	332,187.84
PLGIT – Recreation	195.87
C.D.'s	
Commerce Bank	105,142.50
Malvern Federal Bank	115,760.12
New Truck Fund	36,786.29
Elverson Fire Co.	27,023.13
Elverson Ambulance	27,023.13
Capital Reserve	84,239.29
Glenmoore Fire Co.	20,440.74

Audience:

Merle Stoltzfus: Mr. Stoltzfus was here regarding working with our consultant J. Jerome Skrincosky, Hawk Valley Associates, Inc. in preparing a Conditional Use Proposal for our R-4 District. After discussing this with our solicitor and Planning Commission, the Board of Supervisors feels that this is a conflict and Mr. Stoltzfus should find someone else to work with him in preparing the draft ordinance.

Mr. Stoltzfus has two choices, he can wait until we work on zoning amendment that will be starting next month where his input will be considered or he can hire someone, other than Hawk Valley Associates, to help him. Since time is a problem Mr. Stoltzfus will probably hire someone.

Discussion on how to pay for the reviews from our solicitors and engineer was discussed. Rather than having an escrow account all invoices for these services will be billed separately and be forwarded to Mr. Stoltzfus, by the township, for payment.

Candleford Subdivision: Robert Fleming. This plan was denied on December 10, 2007. On February 11, 2008 Mr. Fleming appeared before the Board of Supervisors asking to have his plan reinstated. The Board stated that if he could have a revised plan ready for submission by tonight's meeting they would consider reinstating the plan. Mr. Fleming brought the plans with him ready to be submitted for review with our engineer.

Motion: Mr. Mast made the motion to reinstate the Candleford Subdivision Plan, this was seconded by Mr. Beam and motion carried unanimously.

The reinstatement will commence with the next West Nantmeal Township Planning Commission of April 28, 2008.

Keith Grant: 790 Chestnut Tree Road Subdivision. Plan was denied on March 10, 2008 as an extension of time to review the plan was not obtained. Mr. Grant has everything that was missing with the exception of the NPDES Permit which should be coming shortly.

Motion: Mr. Beam made the motion to reinstate the 790 Chestnut Tree Subdivision Plan. This was seconded by Mr. Mast. Motion carried unanimously.

This review period will start with the April 28, 2008 (planning commission meeting). In the event that we receive the NPDES Permit, Mr. Grant can go directly to the May 5, 2008 Board of Supervisors meeting to have the plan approved.

Extensions:

Reginald Roy Land Development Plan has request a ninety day review extension:

Motion: Mr. Mast made the motion to approve Mr. Roy's request to extend the review period by ninety days until July 14, 2008. Mr. Beam made the second and motion carried unanimously.

Arter's Subdivision Plan:

Planning Module Extension:

Motion: Mr. Mast made the motion to extend the time frame on the Planning Module for sixty (60) days. Mr. Beam made the second and the motion carried unanimously.

The review period for this subdivision is up tonight, but a request to extend the review period to July 14, 2008 has been received from Mr. Snow (applicant).

Motion: To approve Mr. Snow's request to extend the review period until July 14, 2008 was made by Mr. Beam, seconded by Mr. Mast. Motion carried unanimously in favor of the motion.

Devonshire Hills Subdivision: Planning Module request to extend for sixty (60) days was approved on a motion made by Mr. Mast, seconded by Mr. Beam. All in favor of this motion (3-0).

There was also a request to extend the review period but that was tabled until the May meeting as that is when the time period expires.

Stoltzfus/Hawk Valley:

Motion: Due to the perceived conflict of interest Mr. Mast made the motion not to sign a waiver for Mr. Merle Stoltzfus to hire Hawk Valley Associates to help prepare his draft ordinance.

Right to Know Law, Act 3 of 2008 is tabled until the June meeting. The Board of Supervisors is hoping to get additional information at the PSATS convention in May.

Hammell – O'Donnell Stone and Mulch Processing: Our solicitor has received an e-mail from Michael Murray representing Mr. Hammell and Mr. O'Donnell and he had a question regarding the property located in our Limited Industrial District (LI) being used for processing stone and mulch. When this subdivision (Column Properties) was approved it stated that access could only be taken off the private road that was never installed. After reviewing this property there were other issues to be addressed. Ms. Camp will contact Mr. Murray and give him the list of concerns and issues that the board had. If Messrs. Hammell and O'Donnell intend to proceed then these concerns would have to be further discussed.

Fas-Stripe proposal for painting lines for the parking lot off Bollinger Road in our park and repainting the lines on Bollinger and Wyebrook Roads has been received. The Board would like to see the parking lot have angle parking spaces.

The striping of the roads that had been completed in September of 2006 has faded and the proposal to repaint them is just a little less then the original costs that entailed laying out the area. The secretary will contact other municipalities to see who they use to paint their lines in the road. Also, the modification of the parking lot with angle parking lines will be sent to Fas-Stripe for an amended proposal.

Honey Brook Township sent correspondence regarding a Regional Uniform Construction Appeals Board between area townships. Our board is not interested in a regional board but will have to set up our own board. The board will think of names and discuss this at their next meeting.

General Code Proposal: This was tabled and we will look into creating a PDF files for the Zoning, SALDO and Storm Water Ordinances.

Reports:

Frank Newhams gave the Zoning Report.

The Planning Commission minutes were reviewed.

Road Report was reviewed. Last years bids expire on June 30, 2008. Our road master will contact Rittenbaugh Inc. to see if the road work for this year can be completed by the end of June so last years bid can be used instead of re-bidding for road work for this year.

Mr. Elston gave the state road report. This report will be sent to PennDOT.

Mr. Elston gave the Recreation Report. Mr. Beam brought up the possibility of a two tier rental structure for use of our pavilion. One for residents, the other for people who rent that don't live in the township. This will be considered at our Re-Organization Meeting in 2009.

Motion: Mr. Beam made the motion to have Recreational Resources install the Retro Fit for our existing bleachers to be brought in compliance. Mr. Mast made the second and the motion carried unanimously.

PRINT will be contacted to begin the publication for our township.

Morgantown Village Library can accept our yearly donation if the check is sent to Friends of Morgantown Village Library instead of just the Morgantown Village Library. This year's donation will be sent next month.

The board would like to invite Craig Stoltzfus to next months meeting to discuss some issues with him.

Discussion ensued on how the agenda can be rearranged so that the engineer, solicitor and zoning officer can leave earlier. This will be discussed later.

Bills were paid on a motion made by Mr. Elston, seconded by Mr. Mast.

General Fund	\$22,705.43
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With no further business to discuss, adjournment took place at 11:16 P.M. on a motion made by Mr. Mast, seconded by Mr. Elston. Vote 3-0

Respectfully submitted,

Susan L. Ward, Secretary