

Board of Supervisors Minutes  
December 13, 2010

Chairman Elston opened the regularly scheduled meeting at 7:00 P.M. on Monday, December 13, 2010.

Roll call was taken and all three board members were present, Gary C. Elston, David L. Mast and Nelson R. Beam. Others present were Frank Newhams, Zoning Officer, April Barkasi, Engineer and Kristin S. Camp, Solicitor.

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

Minutes: Noting a misspelling of his name on Page 3 of the last paragraph, second sentence, Mr. Mast made the motion to approve the Minutes from the November 8, 2010 meeting as written with the correction mentioned. The second was made by Mr. Beam, motion carried unanimously.

Treasurer's Report: The Treasurer's Report was reviewed and approved until further audit. Balances were as follows:

General Fund - Money Market:	\$739,499.95
General Fund - Checking:	2,804.35
General Fund - EMS	3,788.47
State Fund - Money Market::	114,195.29
State Fund - checking:	8,225.23
Open Space	12,519.42
DNB First CD	150,000.00
National Penn	125,000.00
Capital Reserve	126,409.01
Glenmoore Fire Truck	42,012.95
New Truck	47,654.53
Elverson Ambulance	30,328.27
TVFD	30,328.27

Audience:

Daniel Hey, 308 Ironstone Lane, Elverson, PA: French Creek Village. Mr. Hey was representing the HOA of French Creek Village and made a statement regarding the changes in the sites that have not been completed in this development. Mr. Cook, Southdown Homes, had approached the township in July to build single family homes on the lots instead of the carriage homes that were proposed at the time the subdivision was approved. There were certain issues that had to be addressed before this could go forward. They (Southdown Homes) had to prove that they could meet the design standards, a Declaration had to be prepared and approved and a Financial Agreement

must be re-established for the work that hasn't been completed for this development. A financial agreement has been agreed upon for the balance of the improvements that haven't been completed and to widen the cul-de-Sac that has been installed. Mr. Hey was concerned about the building materials that were slated to be used. Mr. Cook said that all the homes abutting the golf course will have the same materials as the existing homes which is stucco and stone. The smaller homes will have the front facade in stone but the back and sides may have siding. Mr. Hey and the residents would like to see all the homes have the stucco and stone to keep in line with the existing homes. Chairman Elston said the township doesn't have anything to do with the design standards. Ms. Camp suggested checking the Homeowner's Agreement to see if there is any stipulation to the materials that had to be used on the homes.

Motion: To approve and sign the Declaration and the Financial Agreement for French Creek Village - Southdown Homes. Motion made by Mr. Mast, seconded by Mr. Beam. Motion Carried.

Curtis Lammey- Lammey Subdivision: Asked for a clarification on the denial of one plan (8 lots) and the resubmission of the new plan (3 lots). Under advisement of our legal council the former 8 lot plan was denied at our November 8, 2010 meeting. There had been a resubmission of this plan and our solicitor wanted to make sure that the old plan (8 lots) was officially denied. It was just a formality to prevent someone from coming back at a later date and going for a deemed approval on the 8 lot subdivision.

The 3 Lot plans review period expires today. Mr. Lammey requested additional time to review the plan.

Motion: Mr. Mast made the motion to approve the 90 day extension for the review period of the 3 lot Lammey Subdivision Plan requested by Curtis Lammey. The motion was seconded by Mr. Beam. Motion carried by a vote of 3-0.

There were some waivers requested by the engineer for the Lammey Subdivision and although Ms. Barkasi doesn't have an issue with any of the requests she suggests that waiver approval wait until they are ready for final plan approval.

#### Reports:

Zoning: Frank Newhams gave the Zoning Report. He is working on the Hassis/Horvath driveway issue. There was a discussion on this subject on why the township was getting involved in this private property matter. Mr. Newhams said it does involve zoning issues therefore he is sending the letter.

Planning Commission: We are still waiting for the Planning Modules for the Lammey Subdivision. The engineer will be contacted to see what the hold up is as all that was necessary was a nitrate map. Shelia Fleming --Brandywine Conservancy gave a power

point presentation to our Planning Commission. They are looking for a representative from our township to serve on the Brandywine Greenway Corridor.

Roads: Robert Sautner gave the Road Report. The Pond View Drive work has been completed and items that needed to be addressed from Road Inspection are also being completed. Salt and additional anti-skid will be ordered this week. The turn around on Beam Road was discussed. Workers for snow removal are lined up for this season.

Historical Commission: Susan ward gave the Historical Commission Report. A power point presentation on rebuilding dry walls will be given in May and we hope to get volunteers to fix some of the wall in disrepair. We may need some road closures or at least cones for traffic issues while people are working on the walls. Ms. Camp suggests that we have the homeowners sign waivers that involve work on township roads.

Hopewell Furnace has a play that they put on and we are hoping to have it presented in our township next fall. They will look at the township building to see if the plan can be put on here or if different place is needed.

New Business:

Dan Elston Subdivision: 2 lot subdivision on Beam Road. The Easement Declaration has been amended and the recommendation has been received from our Planning Commission. The Planning Module has not been sent to DEP as we are still waiting on the completed form from the county.

Mr. Elston recued himself from the discussion and vote.

Motion: Mr. Mast made the motion to approve and sign the Dan Elston Subdivision Plan but not release it for recording until the Planning Modules have been approved by DEP. This motion was seconded by Mr. Beam. Vote 2-0

Resolution No. 174; Titus and Violet Beam (UPI 23-4-17.3A0) for property to be included in the township's Act 43- Agricultural Security Act was approved and signed on a motion made by Mr. Mast, seconded by Mr. Beam. Motion carried unanimously.

Honey Brook Library will receive an additional \$1,000.00 donation from the township to be used to reduce the mortgage on there building. This will be in addition to our yearly donation that we give annually.

The last meeting of the year is scheduled for Wednesday, December 29, 2010 at 1:00 P.M.

The bills were paid as listed on a motion made by Mr. Mast, seconded by Mr. Beam. Motion carried.

General Fund	\$16,162.43
State Fund	\$ 3,987.50*

\*The State Fund payment is to Beiler Paving. We had issued a check last month for \$7,975.00 that check was voided this check represents half payment. Balance to be paid when the work is done satisfactory.

With no further business to discuss, adjournment took place at 9:35 P.M. on a motion made by Mr. Beam. seconded by Mr. Mast. Motion carried.

Respectfully submitted,

Susan L. Ward, Secretary