

Board of Supervisors Minutes
October 10, 2011

Chairman Elston opened the regularly scheduled Board of Supervisors meeting at 7:00 P.M. on Monday, October 10, 2011.

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

Chairman Elston called for Public Comment on tonight's agenda, since there was none, he continued with the meeting.

The Minutes from the September 12, 2011 meeting were approved as written on a motion made by Mr. Mast, second made by Mr. Beam. Motion carried unanimously on a vote of 3 to 0.

The Treasurer's Report was submitted and reviewed. The report stands approved until further audit.

General Fund - Money Market:	1,138,818.32
General Fund - Checking:	2,815.88
General Fund - EMS	5,063.43
State Fund - Money Market:	158,064.05
State Fund - Checking:	4,247.56
PLGIT Regular	536.20
PLGIT Recreation	284.85
Certificate of Deposit:	
National Penn	126,376.04
Capital Reserve	127,742.71
New Truck	48,157.32
Elverson Ambulance	30,648.25
TVFD	30,648.25

Public Hearing:

Adoption of the Zoning Amendment No. 114 which amends definition of Sheds and deletes permits for sheds and requiring a Certificate of Occupancy upon transfers of property.

Ms. Camp reviewed the exhibits. Chairman Elston called for any public comment on this amendment, since there was no comment regarding this amendment a Motion was made to adopt and sign Amendment No. 114-2011. Motion made by Mr. Beam, seconded by Mr. Mast. Motion carried unanimously on a vote of 3-0.

Chairman then closed the Public Hearing and proceeded with the regularly scheduled meeting.

Audience:

Mr. and Mrs. Mark Turner, 3047 Creek Road, Honey Brook, PA: The Turner's were here charging that their driveway is ruined due to the forestry done by Mr. Frank Gillen at 26 New Road. this property is in back of the Turner property. Mrs. Turner showed a video showing the water. Chairman Elston said we've had some unusual rains in the last month. The business office was closed the week of the 26th of September and the Turner's felt they had no way of reaching anyone. However, both our engineer and zoning officer have been to Mr. Gillen's property and Mr. Gillen was in compliance with the Chester County Conservation District's plan. Due to the holiday today there was no one from that office available from that office to attend tonight's meeting . Mr. Turner claims that trees on his property have been removed. Mr. Peter Rio arrived at 7:25 P.M. and added that trees on his property have been removed. Ms. Camp stated that this is a private property matter. Mr. Gillen has been directed via a Notice of Violation of the Zoning Ordinance, to cease and desist all cutting of brush on the property and install soil erosion controls (e.g. silt socks). The dynamics of Mr. Gillen's property has changed from Ms. Barkasi's original visits and she will revisit this issue as to what will need to be installed (silt socks versus super fence) and notify Mr. Gillen by tomorrow. Whatever is determined as needed will have to be installed in a timely manner.

Randy Niemeyer, 371 Warwick Road, Elverson, PA: Mr. Niemeyer was here regarding Firework Permits issued to French Creek Country Club. Mr. Niemeyer would like some notification prior to the firework display as he has horses and if he was apprised of the display he would make arrangements the animals. Mr. Newhams assured Mr. Niemeyer that he would contact him when and if any additional firework permits were given to French Creek Country Club.

Dean and Emerson Carlson: Wyebrook Farm: Mr. Carlson was here regarding the property located at 823 N. Manor Rd. Originally a permit for demolition was given to the former owners of this property that was never used. Now Mr. Carlson owns the property and would like to use the electric and water for his farm. The board was amenable with this as long as the property is boarded up to prevent vermin and unauthorized entry. There is a shed behind the house that is in disrepair and should be removed. Mr. Carlson didn't have a problem with this and will remove the shed.

Jeff Seese and Rob Brown: Glenmoore Fire Company: We discussed the new contract between the township and the fire company. Glenmoore would like to have a yearly contract.. We need this information to prepare our 2012 Budget and asked that they get the contract to us as quickly as possible. We have a check for them in the amount

of \$40,000.00 made out to Seagrave Fire Apparatus. **Motion:** Mr. Mast made the motion to sign and give the check to Mr. Seese and Mr. Brown rather than waiting for the bills to be paid at the end of the meeting. This was seconded by Mr. Beam, Motion carried 3-0.

Curtis Lamme: Lamme Subdivision: There are still some outstanding issues on this subdivision. It was decided that the Financial Agreement that Randall Lamme brought to last months meeting from Susquehanna Bank dated September 11, 2011 for \$69,908.51 would be acceptable even though the date doesn't align with the approval date and the amount exceeds the amount for that the township required.

Motion: Contingent approval was given to the 3 lot Lamme Subdivision, Contingent on receiving the approval letter from our engineer, the Developer's Agreement, a signed notarized Declaration of Access and Utility Agreement and Stormwater Agreement. this motion made by Nelson Beam, seconded by David Mast. Motion carried unanimously by a vote of 3-0.

James Malone, Malone -Bensinger Subdivision- Declaration of Restrictive Covenants: Mr. Malone has been working with our solicitor on the wording for this covenant. There are certain words that Mr. Malone would like removed or clarified. After a discussion it was decided that to rewrite this to clarify to Mr. Malone's satisfaction.

Regarding the Malone-Bensinger Subdivision. At this point our engineer does not have enough information to recommend waivers. In order for her to recommend she needs addition information that she has not received. This has to be discussed at our October Planning Commission meeting and that can only be done if their engineer gets all the information needed by October 12, 2011. Mr. Witman was in the audience and will see that the information will be gotten to her in a timely manner.

Reports:

Frank Newhams gave the Zoning Report.

The Gillen property at 26 New Rd was discussed again regarding silt fence versus silt socks. Ms. Barkasi will look into this and notify Mr. Gillen with her findings. Ms. Camp suggests that all information be documented and placed in Mr. Gillen's folder.

Planning Commission Meeting: No meeting held this month.

It was noted that the Michael Kerr -DigEngGrp, LLC Zoning Hearing will be held on Thursday, October 20, 2011. Mr. Newhams has reposted the area. Mr. Newhams, Ms. Camp and Ms. Barkasi will all attend the hearing representing the township.

Employee Handbook - Resolution No. 178: the board discussed the minor changes that were suggested last month.

Motion: Mr. Beam made the motion to adopt Resolution No. 178 the Employee's Handbook for West Nantmeal Township, this was seconded by Mr. Mast. Motion passed by a vote of 3-1.

Booklets will be made up and given to each employee.

New Conditional Use Application and Reimbursable Agreement was distributed to the board members. This will be reviewed and was tabled until next month.

Ms. Camp asked that Mr. Newhams e-mail all Enforcement Notices to her for approval prior to being sent.

Motion: Mr. Mast made the motion to require all enforcement notices to be forwarded to Ms. Camp for her approval prior to being sent. Mr. Beam seconded this motion. Motion carried. Vote 3-0.

Road Report: Nelson Beam gave the Road Report. Because of the heavy rains we had last month much of the road work is fixing the damage done by the excessive water.

Recreation: No report given

Historical Report: Susan Ward reminded the board that the Dry Wall Conservancy will be holding their workshop at Isabella Furnace on October 29th and 30th.

The uncollectable taxes for a mobile home that has been removed was signed by the Chairman.

Halloween date was set for Monday, October 31, 2011 from 5:00 to 8:00 P.M.

The secretary will check to see what times Sprint/Nextel can come to the building to see about new cell phones.

Budget Review: Revenue was reviewed as well as expenditures. roads to be oil and chipped and or paved was discuss plus other issues as a new roof for building, new copier, equipment, and park improvements.

This will be ready for further discussion at next months meeting.

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

General Fund\$121,763.40

With no further business to discuss, adjournment took place on a motion made by Mr. Mast, seconded by Mr. Beam. Vote 3-0.

Respectfully submitted,

Susan L. Ward, Secretary.