

West Nantmeal Twp
Board of Supervisors Minutes
May 12, 2014

Chairman Elston opened the regularly scheduled meeting on Monday, May 12, 2014 at 7:00 P.M.

Roll call was taken and present were, Gary C. Elston, David L. Mast and Nelson R. Beam. Others present at tonight's meeting were Frank Newhams, Zoning Official, April Barkasi, Engineer and Kristin S. Camp, Solicitor.

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

Minutes: The Minutes from the April 7, 2014 meeting were approved as written on a motion made by Mr. Mast, seconded by Mr. Beam. (Vote 3-0)

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

General Fund - Money Market:	1,470,285.74
General Fund – Checking	3,292.35
General Fund – EMS	11,948.54
State Fund – Money Market:	237,348.57
State Fund – Checking:	4,271.88
PLGIT Regular:	536.70
PLGIT Recreation	284.99
Open Space	12,622.37
Act 209	1,892.780
CD'S	
Capital Fund	129,220.67
Capital Reserve Investment	128,163.55
New Truck	48,714.49
Elverson Ambulance	30,848.25
TVFD	30,848.25

Audience: David Vassello, 1800 Little Conestoga Road, Glenmoore, PA 19343 was here to applaud the effort of the township regarding his neighbor burning construction debris on his property. Although he did burn non- commercial debris during a Red Flag Ban issued by the county he feels the air is much cleaner and his quality of life is much better and he appreciates all the township did regarding this matter.

Michael Shiring, solicitor for Sean O'Donnell – Hammell- O'Donnell, LLC: Business Park Subdivision, Chestnut Tree Road and Route 322. Mr. Newhams was at the property last week and found that in

our 2010 Zoning Ordinance under Special Exception which would mean a Zoning Hearing Appeal would have to be filed. Mr. Shiring is contending that this operation is a legally existing nonconforming use since it has been in operation under the old zoning ordinance where it was a Use by Right and therefore a Special Exception shouldn't be required. A lengthy discussion ensued. Ms. Barkasi is going to check her records, Mr. Newhams is going to check his and the secretary will check the minutes for any additional information verifying that is property was used as stated. Mr. O'Donnell will forward any documentary evidence he may have to our solicitor. We will collect the information and if the ruling is that a Special Exception is not needed then the Mr. O'Donnell will return to the June 9, 2014 meeting so conditions can be outlined for this use.

REPORTS:

Frank Newhams gave the Zoning Report.

- The Zoning Hearing Board granted the variance to Mr. and Mrs. Spath
- Kimberly Levin has started construction again and we have no idea if the sewage system has been installed. Frank will contact the Chester County Health Department to see if permit has been issued. If not then another Cease and Desist letter will be sent.
- Jeffrey Herr's Zoning Hearing application was discussed. It was determined that this application doesn't show a hardship which is a requirement to be issued a variance. Mr. Newhams will contact Mr. Herr and advise him of this and see if he wants to go forward with the variance.
- It was decided that all Zoning Hearing Applications must be accompanied by a denied permit, if applicable, and a detailed drawing of the property showing distances, all buildings, setbacks, etc. before it can be sent to different agencies for recommendations
- Ms. Camp will try and find out additional information on 137 Pumpkin Hill Road, Glenmoore, PA. The house was taken over by Federal National Mortgage Association. There has been complaints about people living in the house and Mr. Newhams is unable to find someone to speak with about this issue.

Planning Commission: Nelson Beam gave the Planning Commission Report.

- Additional discussion on what is required when a Zoning Hearing Application is submitted.
- Weaver Subdivision Plan needs a few minor items corrected. Mr. Weaver's plan should be ready for approval at our June meeting
- Road Bids were discussed. Ms. Barkasi will put together the bid package and advertisement the secretary will have it published in the Lancaster newspaper for bids to be opened on June 9, 2014

MOTION: Mr. Mast made the motion to advertise for road bids for Lammey Road and the parking lot paving to be opened on June 9, 2014, Mr. Beam made the second, motion carried unanimously.

Recreation Report given by Mr. Mast and Ms. Barkasi. Ms. Barkasi reviewed how the new equipment installation has been progressing. Chairman Elston felt our tractor needed to be returned to the garage that has been occupied by equipment from the contractor.

NEW BUSINESS:

The Memo that has been mailed to Michael Kerr regarding the application process when he refiles his plan. This will be kept on file.

Chairman Elston attended the Turnpike Commission meeting on April 29, 2014. He reviewed what transpired at the meeting and the plans that are projected for the next 4 years.

Gary and Donna Sweigert, 85 Isabella Road, Elverson, PA: Have requested to have their property included in our Act 43 – Agricultural Security Act.

MOTION: Mr. Elston made the motion to accept Mr. and Mrs. Sweigert’s application to be included in the township’s Act 43 program. This was seconded by Mr. Mast. (Vote 3-0)

The Professional Services Agreement, prepared by Ms. Camp was reviewed. It was decided that the escrow account should be \$500.00 for work that isn’t covered by other escrows (i.e. Stormwater, Developer’s Agreements, Financial Agreements)

Historic Commission Report was given by Susan Ward.

The secretary will contact Nextel to see about updating the phones

Correspondence was reviewed.

MOTION: Mr. Mast made the motion to pay the bills as listed, Mr. Beam made the second. (Vote 3-0)

General Fund	\$13,380.41
Payroll	\$ 8,748.90

With no further business to discuss, adjournment took place at 9:30 P.M. on a motion made by Mr. Mast, seconded by Mr. Elston.

Respectfully submitted,

Susan L. Ward, Secretary/Treasurer