

West Nantmeal Township
Board of Supervisors Minutes
August 12, 2013

Chairman Elston opened the regularly schedule meeting held Monday, August 12, 2013 at 7:05 P.M.

Roll call was taken and present were Gary C. Elston and David L. Mast. Others present were Frank Newhams, Zoning Officer, April Barkasi, Engineer, Robert Sautner, Road Manager and Barclay Hargreaves, EMC.

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

Minutes: After noting a few typographical errors Mr. Mast made the motion to approved the Minutes of July 8, 2013 as written. This was seconded by Mr. Elston. (Vote 2-0)

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

Balances:

Audience: No one in the audience.

Reports:

Frank Newhams gave the Zoning Report. His report is on file at the township building.

- Mr. Alenovitz – Pumpkin Hill Road has asked for additional time to clear his property. He has had time period extensions before the board agreed this should go directly to the District Justice.
- Property at Little Conestoga and North Manor Road that was used for a boarding home for veterans. It was discovered that there are 8 apartments and 8 boarding rooms. Mr. Newhams will look in to the density allowed for this property.

Ms. Barkasi has been in touch with our solicitor regarding the Michael Kerr, DigEntGrp, Inc. property at the corner of Killian and Lippitt Roads. Mr. Kerr's solicitor is inquiring if a variance would be needed for a stream discharge septic system. The entire property is made up of hydric soils and wetlands. Our Zoning Ordinance prohibits putting collecting, conveying and disposing of sewage in these soils. The board's interpretation is that this would require a variance.

Motion: Mr. Mast made the motion that a Zoning Hearing for a variance will be required for Mr. Kerr (DigEntGrp, Inc.) property, this was seconded by Mr. Elston. Motion carried unanimously.

The stream discharge that Mr. Kerr is proposing will go into a HQ/EQ stream. Since this is prohibited by DEP (Department of Environmental Protection) it is suggested that Mr. Kerr sit down with DEP for a pre-application meeting.

Planning Commission: No meeting held in July.

Roads: Mr. Sautner gave the Road Report. Most of the heavy tree trimming was done with the 2 summer labor employees and the rental from Mr. King (Lee's Tree Service). Chairman Elston is going to check on the trees on Lippitt Road at Chestnut Tree Road to see if any wires are involved. A tree service will most likely be called in to remove the tree.

Road repair was tabled until our Road Master, Nelson Beam, can be included in the discussion. A price was received from CrafcO for a rental of machine and product but Road Inspection should be completed to see exactly what is going to be scheduled for this year before getting additional estimates.

Chairman Elston has been in contact with Robert Kennedy, PennDOT, regarding some state road items that needed to be addressed.

Recreation: David Mast gave the Recreation Report. The big ball field has been graded and diamond tex has been installed.

A golf cart is being driven in the park. It has left some deep groves in the grass and has been riding on the jogging trail. This is not acceptable. Mr. Sautner was told if this

happens again he should tell the person doing this that golf carts are not allowed on the trail or the grass.

TVYS is renting the pavilion on Friday evening, September 6, 2013. They want to make sure the Bollinger Road soccer field is open for their game. A sign will be posted on that particular field has been reserved for that evening.

DCNR Park Improvement Grant: Lechmanik Inc. has been notified that their bid was accepted, as their references were excellent, and the company is working on ordering the equipment that was selected by the township. DCNR was notified that the bidder was selected and we are now waiting for their response.

Historic Commission: Susan Ward gave the Historic Commission Report.

The dates for the Stonewall Workshops have been changed. New dates are Saturday, September 28th and Sunday, October 20th. Mr. Hargreaves will try and get cones, Fire Police trailer for the electric sign and vests for these events.

We are also having our first fund raiser at Wyebrook Farm. An October Fest held on October 19, 2013 from 4 to 9. Mr. Hargreaves will contact the Fire Police for this function.

EMC: Barclay Hargreaves gave the EMC Report. This report is on file with the township.

Mr. Newhams had forgotten something that he wanted to discuss with the board. Mr. Fiorello, 234 Reeder Rd, wants to put up a garage. He has 13.7 acres but with his existing out buildings the garage will exceed the foot print of his home. In our 1990 Zoning there was an exclusion that if you had over 4 acres the foot print clause didn't apply but unfortunately this didn't carry over into our 2010 Zoning. Mr. Newhams and Ms. Barkasi have been keeping a list of some of the changes to be made to our zoning. This will be discussed further when all three supervisors are present.

The summary, prepared by Ms. Barkasi, for the Act 167 Ordinance was discussed. We are planning to adopt the stormwater ordinance in conjunction with our SALDO update. The SALDO must go to the county for an Act 247 review.

Motion: Mr. Mast made the motion to send the draft of the SALDO to the county for their final review.

After a brief discussion, it was decided that our Planning Commission would have to give their recommendation on the draft SALDO before it went to the county. Mr. Mast rescinded his original motion and made the following:

Motion: Mr. Mast made the motion contingent on a favorable recommendation from our Planning Commission on the draft SALDO (Subdivision and Land Development ordinance) at their August 26, 2013 meeting the draft SALDO should be forwarded to Chester County for an Act 247 Review. Mr. Elston made the second. (Vote 2-0)

Because we plan to adopt the Act 167 (stand alone ordinance) in conjunction with the SALDO it was decided that we will not be able to adopt this at our October meeting as originally planned. Therefore, the secretary will request an extension of time that expires on October 31, 2013 from the Chester County VPP Grant Coordinator.

Ms. Barkasi will make sure the draft is sent to the Planning Commission prior to the meeting so they are prepared to give their recommendation at their next meeting.

Our contract with Sparks Energy for electric consumption has expired Constellation Newenergy, Inc. has sent us prices for their services.

Motion: Mr. Elston made the motion to enter into a one year contract with Constellation Newenergy, Inc for our electricity consumption. This motion was seconded by Mr. Mast. Motion carried unanimously.

Correspondence, fines, transfers and reports were reviewed.

Bills were paid as listed on a motion made by Mr. Mast, seconded by Mr. Elston. Motion carried unanimously.

General Fund	\$22,046.68
Payroll	\$ 5,352.96

With no further business to discuss, adjournment took place at 9:12 on a Motion made by Mr. Mast, seconded by Mr. Elston. Motion carried unanimously.

Respectfully submitted,

Susan L. Ward, Secretary/Treasurer