

**Board of Supervisors Meeting**  
**November 12, 2018**

**Roll call** was taken and present were supervisors Gary C. Elston, Nelson R. Beam and Frank V. Daniel Jr. Others present were Danielle Stoltzfus, Building Code Official, Bob Flinchbaugh, Engineer, Kristin Camp, Solicitor, and James Cochran, Assistant Road Manager.

**Public Comment:** Chairman Elston called for public comment on tonight's agenda; No public comment was received.

**Minutes:**

**Motion:** Mr. Beam made the motion to approve the October 8, 2018 meeting minutes and Mr. Daniel made the second. Motion carried 3-0.

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

<b>• <u>Operating Accounts:</u></b>	
General Fund- Victory Bank Money Market @ 1.90%	589,314.25
General Fund-Victory Bank Checking @ 1.49%	<u>6,231.20</u>
Total Operating Funds:	\$ 595,545.45
<b>• <u>Designated Accounts:</u></b>	
FIRE/EMS - PLGIT Prime MM @ 2.24%	17,570.55
State Fund – Victory Bank @ 1.88%	45,964.61
Act 209 - PLGIT Prime MM @ 2.24%	1,932.32
Glenmoore Fire Co – Trumark CD - matures 10/30/18 @ 1.292%	40,651.46
Elverson-Honey Brook EMS – Trumark CD - matures 10/30/18 @ 1.292%	31,680.35
Twin Valley FD – Trumark CD - matures 10/30/18 @ 1.292%	31,680.35
West Nantmeal Truck – Trumark CD - matures 10/30/18 @ 1.292%	49,779.91
WNT Emergency Fund - PLGIT CD- matures 4/1/19 @ 2.65%	133,286.00
Savings -Trumark @ .20%	5.00
Regular - PLGIT MM@ 2.24%	252,893.90
Recreation - PLGIT MM @ 2.24%	<u>292.61</u>
Total Designated Funds:	\$ 605,737.06
<b>• <u>Investment Accounts:</u></b>	
CD - PLGIT CD 1 - matures 4/9/19 @ 2.30%	244,000.00
MM - PLGIT Prime @ 2.24%	7,395.89
CD - PLGIT CD 2 - matures 4/15/19 @ 2.55%	246,000.00
MM - PLGIT Prime MM @ 2.24%	7,638.46
MM – PLGIT Class @1.92%	78.83
CD - PLGIT CD 3- matures 10/17/19 @ 2.85%	486,000.00
MM - PLGIT Prime MM @ 2.24%	20,804.65
MM – PLGIT Class @1.92	157.65
CD - First Resource Bank - matures 3/10/19 @ 1.094%	246,044.54
CD - First Resource Cedars CD - matures 3/7/19 @ 1%	62,461.34

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Clearing - First Resource Bank	1.99
Total Investment Funds:	\$1,320,583.35
• <b><u>Escrow Accounts:</u></b>	\$ 8,365.24
• <b><u>Total Funds under management:</u></b>	\$ 2,530,238.55

#### **AUDIENCE:**

- **Craig Arbaugh, 170 Bollinger Road** – Mr. Arbaugh expressed concerns regarding his application to the Agricultural Security Area (ASA). Ms. Camp explained that there is a process that needs to be followed due to state regulations. Ms. Camp also suggested that the ASA applications be added to the Planning Commission meeting with a recommendation to accept. The ASA applications will be addressed at the December meeting.
- **Brian Seidel, Rich Lemanowicz, Vertical Bridge** – presented information on a proposed cell tower on French Creek Golf Course property location. Mr. Lemanowicz cited the telecommunication Act of 1996 that the application for the cell tower cannot be denied if it's proven there is a need due to a significant gap in cell coverage. The proposed 150' tower will be a "tree" pole and will be located 300' off the turnpike. A concern was raised about the proposed widening of the turnpike and the location of the cell tower. Parcel in question is zoned R-3 and would need a special exception zoning approval. Ms. Camp will be in contact with Mr. Lemanowicz and feedback can be sent through her office. Mr. Elston stated the Board of Supervisors will take this under advisement.
- **Thomas Tran, Sproul Hill Associates** – Discussed proposed plans for sub-division/land development. Mr. Tran had been advised by the Planning Commission that the plans met all code requirements and they gave their approval. The Board of Supervisors must approve five waivers for the plans. Mr. Tran was advised that new plans would need to be submitted if the intended parcel was not donated to the Game Commission. Elverson Borough needs to approve the plans before West Nantmeal grants their approval.
 

**Motion:** Mr. Beam made the motion to approve the final reverse subdivision plans and the five waivers with the condition that the approval won't be issued until Elverson Borough grants their approval and was seconded by Mr. Daniel. Motion carried 3-0.
- **Jane and William Baldwin, 2977 Creek Road** – Expressed concerns that the cottage at 2989 Creek Road is being rented to a family. Ms. Stoltzfus will research the acceptable use of the parcel in question and will be in contact with Mr. and Mrs. Baldwin.
- **Cath Jordan, 42 Langoma Road** – Presented concerns over the community water system that services approximately 10 homes on Langoma Road. Ms. Jordan is seeking guidance on construction and maintenance issues and possible options for the water system. Mr. Elston advised that this is a private water system and that some homes have private wells. Ms. Camp stated that she would research the easements for the well and reservoir and be in contact with Ms. Jordan.
- **Mariana Collins regarding Wyebrook Farm** – Ms. Collins has been in contact with Jeff Miller, Evans Mill Environmental, regarding corrections that need to be addressed. Ms. Camp stated that the facility did not meet DEP requirements for their septic system; the property was not zoned for a restaurant and needs special zoning exception; parking, storm water management, and a land development plan are needed. In addition, all but 5 acres which includes the

restaurant, are included in Agricultural Preservation. Mr. Beam advised that no septic or parking could be located on the preserved area as per the Land Preservation Board. Mr. Beam also requested a map with definitive lines denoting the land preservation lines and more information on plans for the property. Ms. Camp advised Ms. Collins to obtain legal advice and agreements before requesting a zoning hearing.

### **REPORTS:**

**Engineering:** Mr. Flinchbaugh gave the monthly report and it will be on file in the township office.

- Bollinger Road Bridge – Repairs are underway for the necessary repair work and Cedarville Engineering will continue to advise Pickering, Corts & Summerson on the status of the repairs.
- 216 Ironstone Lane: Stormwater Operation and Maintenance (O&M) Agreement is required for the proposed deck.

**Motion:** Mr. Daniel made the motion to authorize the execution of the Stormwater Operation and Maintenance Agreement for the property located at 216 Ironstone Lane and was seconded by Mr. Beam. Motion carried 3-0.

**Zoning Report:** Ms. Stoltzfus gave the monthly report and it will be on file in the township office.

- 277 Killian Road: Citation process began at District Court. A hearing is scheduled for December 19 with the property to be inspected prior to the hearing.
- 1026 N Manor Road: The Conservation District has tried to contact the property owner regarding a manure management plan and did not receive a response. Fence repairs have begun and Ms. Stoltzfus advised that a permit was necessary. Notice of Violation letter was issued.

### **Solicitor's Report:**

- Agricultural Security Area (ASA): requests must be received by certified mail and forwarded to Ms. Camp within 15 days and the Planning Commission must review the applications
- French Creek Golf Course Cell Tower-Vertical Bridge: Planning Commission needs to review plan at their next meeting including location, visual plan, and coverage gap.
- Emergency Service Providers: Resolution 2018-4 was presented which denotes the emergency services providers for West Nantmeal Township. Signed ordinance will be forwarded to Chester County Department of Emergency Services.

**Motion:** Mr. Daniel made the motion to sign Resolution 2018-4 Designating Emergency Service Providers for West Nantmeal Township and was seconded by Mr. Beam. Motion carried 3-0.

- Fireworks Ordinance: Ms. Camp provided a draft ordinance which will be advertised for approval at the December meeting. The form will need to be updated for the required permit fees.
- Hammell-O'Donnell Business Park: ready to proceed with development of the parcel. Ms. Camp advised that the township Act 537 may need to be revised and she will contact Mr. Flinchbaugh. Ordinances will need to be put in place for the revision. The Board of Supervisors granted approval for Ms. Camp to do research on Act 537 revisions.

### **Planning Commission:**

- Sproul Hill Associates: plans were reviewed for the consolidation of 12 lots into 7 lots with a portion of the land being donated to the Game Commission. This plan was approved.
- Wyebrook Farm: Mr. Flinchbaugh was requested to contact Mariana Collins regarding questions.

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**Roads:**

- Beam Road requires cold patching.
- Drains need to be checked and cleaned on Bollinger Road.
- Resident asked that existing stones along the road edge be replaced with larger ones to prevent displacement after rain events.
- Several residents questioned the necessity of tree trimming along roads. Trimming is necessary along the Right of Way (ROW) which is 12 ½' from the center of the road for visual safety and for road maintenance during winter months. Ms. Camp advised that the property maintenance ordinance could be revised to include mandating home owners to remove trees/branches from (ROW). Future tree trimming will be notated on the township website.

**Parks and Recreation:**

- Community Day volunteer dinner was held on October 29 at the Isabella Furnace Blast House thanks to the courtesy of Deborah Flint. Approval was given to have Community Day in 2019 with a focal point to be established.

**Historic:** No report

**EMS:** No report

**EXECUTIVE SESSION WAS CALLED AT 9:15 PM AND ADJOURNED AT 9:30 PM.****NEW BUSINESS:**

- Heating/Cooling Maintenance: waiting for a third proposal from Wheatley Heating and will present all proposals at the December meeting after checking references.
- Truck purchase: Mr. Beam presented information on purchasing a 2019 Ford F550 XL 4 wheel truck with plow and salt spreader attachments.
  - **Motion:** Mr. Elston made the motion to purchase a 2019 Ford F550 XL 4 wheel truck with plow and salt spreader attachments contingent on obtaining a final price and was seconded by Mr. Daniel. Motion carried 3-0.
- Garage addition: Discussed options for storing additional vehicle.
- 2019 Budget: Reviewed proposed income and expenses and will present at December meeting.

**OTHER BUSINESS:** None

**BILLS:** The bills to be paid this evening were reviewed.

**Motion:** Mr. Beam made the motion to pay the bills and was seconded by Mr. Daniel. Motion carried 3-0.

General Fund

\$33,910.86

**ADJOURNMENT:** With no further business to discuss, adjournment took place at 10:35 P.M. with Mr. Beam making the motion to adjourn and seconded by Mr. Daniel. Motion carried 3-0

Respectfully submitted,

Deborah M. Kolpak, Secretary

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