

Regular Board of Supervisors Meeting Held Tuesday May 4, 2004

A regular meeting of the Board of Supervisors was held on Tuesday May 4, 2004 commencing at 7:00 p.m. Chairman Mr. Garris called the meeting to order. Present were Supervisors Mr. Doratt and Mr. Hensel, Mr. Pompo Township Solicitor, Mr. MacCombie Township Engineer, Mr. Lowry Township Zoning Officer/Building Inspector and members of the community.

Mr. Garris made a motion, seconded by Mr. Doratt, to waive the reading of the previous meetings minutes. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Hensel, to adopt the minutes of the previous meetings. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Township Police report. Chief Groce reported 3,443 miles were traveled during the month of April with 219 complaints answered, the primary categories are: 1 harassment, 5 suspicious persons, 47 stationary patrols, 1 911 hang up, 72 business checks, 3 alarms, 7 assists to other departments, 3 animal, 3 domestics, 4 accidents, 1 criminal mischief, 3 ATV's on roads, 1 rape. There were 39 citations issues for the month, 37 traffic and 2 disorderly conduct. Chief Groce reported that D'Ambrosia Dodge in Downingtown has no vehicles under the state contract program regarding the purchase of a new police car.

Township Engineer report. Mr. MacCombie reported the Carr Subdivision is near completion and Mr. Carr desires to move forward with the dedication of the public improvements plans have been submitted and are in need of revisions. Several grading issues are being addressed for the Carr development. Mr. MacCombie has reviewed and approved grading applications for lots 1, 119 and 140 of the Quarry Ridge Development along with grading applications for 49A-49C, 52A-52F and 117A-117F of the Sadsbury Village Development. Mr. MacCombie reported that the final paperwork has been completed and submitted to PaDCNR regarding the grant for Bert Reel Park. Mr. MacCombie explained the Township had to send back money to PaDCNR that was sent to the Township in error, once the money is received the Township would receive their final reimbursement. Mr. MacCombie stated that he has prepared a construction release for N. Abbonizio in the amount of \$120,707.10 for the Boards approval and a letter of credit reduction for AIM Bellaire Business Park in the amount of \$16,025.65 for the Boards approval.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve a construction release to N. Abbonizio Contractors in the amount of \$120,707.10 per Mr. MacCombies recommendation. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Doratt made a motion, seconded by Mr. Garris, to approve the reduction in the letter of credit in the amount of \$16,025.65 for Bellaire Business Center per Mr. MacCombie's recommendation. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. MacCombie stated the contract for the replacement of the Greenbelt Drive Bridge in the amount of \$88,500.00 has been executed. A pre-construction meeting is scheduled for May 11, 2004 at 8:00 a.m. at the site. Mr. MacCombie stated a May 11th meeting would be held at the Coatesville City Hall at 7:00 p.m. regarding the watershed update. Mr. MacCombie stated an application has been received from Pennsylvania American Water Company to start the construction of the force main and gravity line within Old Wilmington Road regarding the West Caln Developers Projects. Mr. MacCombie stated he is reviewing the PRD proposal of Arcadia Developers regarding the site located along Quarry and Old Wilmington Roads. Mr. MacCombie stated his office has gathered topographic information regarding the drainage problems along Compass Road and will give his recommendations at the next Board meeting. Mr. MacCombie stated he is also reviewing easements for Mr. Lymberis. The Board and Mr. MacCombie reviewed a letter from Mr. Carr, and Mr. MacCombie stated that Mr. Pompo wrote Mr. Carr a letter dated January 21, 2004 directing him of what he needed for dedication. Mr. MacCombie stated that the proper documents have not been submitted. The Board directed Mr. MacCombie send Mr. Carr a letter stating what documents are needed.

Township Solicitor Report. Mr. Pompo reported that he has all the escrow and Subdivision Land Development agreements for Octorara Glen. Mr. Pompo stated \$1,121,01.40 escrow amount has been placed at Bankcorp for the Octorara Glen Subdivision, Mr. Pompo stated that Commonwealth Builders have purchased the land to build new homes.

Mr. Garris made a motion, seconded by Mr. Doratt, to accept the escrow Land Development agreement of Octorara Glen Subdivision. With there being no questions from the public, the Board voted "aye", the motion passed unanimously.

Mr. Pompo discussed an official policy notice, which reads: During the past few months numerous requests have been presented to the Township regarding the submission of preliminary subdivision plans. The various applicants have requested to submit their plans for lots not created without the subdivision approval of the parent tract. Be advised that the Township will accept no submissions, with the exception of sketch plans, until the parent tracts subdivision application has been approved by the Board of Supervisors.

Mr. Garris made a motion, seconded by Mr. Hensel, to accept the official policy notice, with there being questions from John Newton, John Lymberis, Christy Bennett being answered by Mr. Pompo, the Board voting "aye", the motion passed unanimously.

Mr. Pompo discussed the transfer taxes paid by Edith Chew on the McGrail property. A refund of \$2,052.91 should be reimbursed back to Ms. Chew due to transfer taxes being paid twice on this property.

Mr. Garris made a motion, seconded by Mr. Doratt, to refund Ms. Chew \$2,052.91 for transfer taxes that were paid twice. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Pompo stated that after the Board meeting there would be an executive session pertaining to personal issues.

Township Zoning report. Mr. Lowry reported 75 inspections have been performed and 106 inquires have been answered. 26 permits have been issued for 12 townhouses, 5 single family dwellings, 2 decks, 1 cell tower, 1 warehouse, 3 sprinkler, 1 porch, 1 shed. Mr. Lowry reported that Mr. Zydinsky received a grading permit approval and a clean up has been done at 441 Compass Road. Mr. Lowry reported that final plans have been submitted by Meeting House Properties, a conditional use application has been received to enlarge the footprint of the proposed church, and a waiver for the mandated 60-day time frame has been received while a traffic impact study is prepared. A Conditional Use Application has been received from Arcadia for 442 Multifamily Units; the hearing has been set for May 25, 2004. JYF Partners has applied for a conditional use hearing for 75 townhouses, with an alternative plan of 150 condominiums, an extension has been granted until August 5, 2004.

Township Planning Commission. No report given.

Pomeroy Fire report. Mr. Taylor reported a total of 8 calls were received for the month of April they were for 1 ambulance assist, 1 standby, 1 dwelling, 1 woods, 2 set up landing zone, 1 auto accident, 1 gas leak. Time in service was 7 hours and 30 minutes.

Sadsburyville Fire report. Mr. Crugnale reported a total of 7 alarms were answered for the month of April they were for 3 auto accidents, 1 helicopter, 1 standby, 1 dwelling, 1 helicopter landing. Time in service was 4 hours and 12 minutes.

Township Road report. Mr. Hensel reported that most roads are in good shape, Pen Dot replaced the outlet boxes on Valley Road, and the road crew replaced a pipe on Helen Street to the box. The road crew is patching potholes throughout the Township. The road department also assisted the Township Police Department with painting speed lines on the road. All equipment is running all unused equipment will be sold. The current vehicle mileage is Ford-419 miles, Dodge-129 miles, International-97 miles, Backhoe-42 hours, Case Tractor-3 hours, Ford Mower-3hours. Assisted in the installation of the water meter being installed at the Bert Reel Park, will need to repair the water fountain at the Bert Reel Park.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve the April bills in the amount of \$50,314.60. With there being no questions from the public the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Doratt, to approve the April payroll in the amount of \$23,939.20. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Garris made a motion, seconded by Mr. Hensel, to approve the April sanitary sewer bills in the amount of \$169,418.17; this amount includes the payment for repair to the comminator at the pump station in the amount of \$9,575.00. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. Newton presented the Board with a final plan submittal of the Morris Farm Property. The Board stated they would be forwarded to the Planning Commission.

Mr. Lymberis presented the Board with a sketch plan of Harry’s Parking lot; Mr. Lymberis stated the parking area would create a one way in off of Route 30 and one way out onto Old Wilmington Road. Mr. Lymberis stated the area will be nicely landscaped and he will submit grading and storm water management plan to Mr. MacCombie.

Tammy Pawling thanked Mr. Lymberis for changing the one way in only; she stated how hard it is getting in and out of the parking lot now.

Ann Garrett asked if a no turn on red sign could be placed on the traffic light at Old Wilmington Road and Lincoln Highway. Mr. MacCombie stated a procedure would have to be followed with the first step to Pen Dot to request to revise the current traffic signal permit.

The Board discussed a letter received from West Caln Township with regards to the Meeting House Property project. Mr. Pompo stated that the letter places conditions on their permit and advises Sadsbury of what the conditions are. Mr. MacCombie stated that the outstanding issues with Meeting House Property’s approval are the escrow agreements and Pen Dot permit.

The Board discussed (2) quotes received on cleaning the Township office on a weekly basis. One quote from Becky McGuigan in the amount of \$300.00 and one quote from Janis FryBerger in the amount of \$290.00.

Mr. Garris made a motion, seconded by Mr. Doratt, to hire Janis FryBerger to clean the Township Secretaries Office, Police Office, restrooms, and meeting room. With there being no questions from the public, the Board voting “aye”, the motion passed unanimously.

Mr. MacCombie stated that his office has filed a grant for bridge replacement in the amount of \$85,000. and will keep the Board informed on the status.

Public Comment:

Earl Taylor-asked for some pothole management on North Street.

Robert Silvernail-stated the loss of money the Township will see if the Arcadia tract of land gets zoned from industrial to residential.

Christy Flynn commented to Robert Silvernail and stated she will try to get Dennis Glackin (study specialist) to attend the next Planning Commission meeting.

Mora Mason- questioned the opening of Old Mill Road? The Board stated if the roadway is ever opened it will be used for emergency access or a walking trail.

Don Roberts-asked if potholes can be fixed at Morris Lane?

Connie Alfrez-questioned the contractors parking their equipment vehicles along the road at nite without any flashing lights? Mr. MacCombie stated he would take care of the problem.

Ann Garrett-asked when the lease is up for the concrete company? The Board doesn't know.

With there being no further questions the meeting was adjourned.

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer