

Board of Supervisors Regular Meeting April 17, 2007

The Board of Supervisors conducted a regular meeting held on Tuesday April 17, 2007 commencing at 9:00 a.m. Chairman Hensel called the meeting to order. Present were Supervisors Ms. Silvernail, and Mr. Doratt, Mr. Pompo Township Solicitor, Mr. Hawkins Building Inspector, Mr. MacCombie Township Engineer/Zoning Officer and members of the community.

The moment of silence and pledge of allegiance were observed.

Mr. Hensel announced that the Board of Supervisors met in executive session prior to this meeting regarding litigation and personnel matters.

Township Police report. Chief Groce reported that Sergeant Ranck and Officer Imhoff both full time police employees are interested in working 12 hours shifts. Chief Groce stated that Officer Imhoff has done some research regarding working the 12hour shift, it would add full coverage plus some power shifts on the weekends. Chief Groce stated that the draft schedule for May covers all the shifts. Mr. Pompo stated that the personnel policy would need to be amended to cover hours and not days for sick days and vacation days. Chief Groce stated that the he will provide a draft copy of the personnel policy to the Board and Mr. Pompo and Mr. Drozd for review. Chief Groce commented that with working power shifts it would allow for an extra person on duty Friday and Saturday nights. Mr. Doratt asked Chief Groce what a power shift is? Chief Groce replied an extra person that would work an 8-hour shift such as 6-2 or 7-3. Chief Groce congratulated Officer Imhoff for his attendance and completion at the Inner County Detective School. Chief Groce requested that Sergeant Ranck attend a class on Management Skills for Supervisors to be held in Lancaster May 17, 2007 to cost \$179.00. Chief Groce also requested to have Officer Yanak attend a class on Constitutional & Legal Updates to be held at Montgomery County Public Safety Training Campus on April 30 and May 1 to cost \$25.00.

Mr. Hensel made a motion, seconded by Mr. Doratt, to approve Sergeant Ranck attend a class on Management Skills for Supervisors to cost \$179.00. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Mr. Hensel made a motion, seconded by Ms. Silvernail to approve Officer Yanak attend a class on Constitutional & Legal Updates to cost \$25.00. With there being no questions from the public, the Board voting "aye", the motion passed unanimously.

Chief Groce made a request to attend a Human Resources and the Law Class to be held in Lancaster in June to cost \$499.00. The Board stated they would table this request until they could review the training information packet.

Chief Groce announced that the Quarry Ridge Homeowners will clean up Old Wilmington Road on May 5' 2007 and the police will be available to help control traffic.

Chief Groce stated that he noticed a complaint from residents from Sadsbury Village regarding the Ryan Homes Sales Center. Chief Groce stated that he has received 8 false alarms and the cost impact from these alarms has not been paid by Ryan homes from last year and they owe the Township \$250.00.

Township Engineer report. Mr. MacCombie reported that he is in receipt of the Chapter 94 Wasteload Management Program letter from DEP dated March 27, 2007. Mr. MacCombie stated the State knows they are in the process of a part 2 permit for upgrading the treatment plant. The bid for the construction of the treatment plant will be advertised in late May and awarded in June and construction should begin in September and will take 2 years, the plant should be in operation September 2009. Mr. MacCombie stated that the DEP letter does not effect any existing connections that are in the current Act 537 Plan service areas. Mr. MacCombie stated that the Township should consider amending the Act 537 to upgrade other areas to be able to connect to the sanitary sewer when the PAWC plant is built out, if the Township does not include other services areas to the Act 537 they will not be permitted to connect. Mr. MacCombie stated that the current sewer does not include the East end of the Township and would be wise to amend the Act 537 post plant construction.

Township Solicitor report. Mr. Pompo reported to the Board that the Act 209 Advisory Board public notice has been placed in the Daily Local News as part of a scheduled timeframe to keep moving forward. Ms. Silvernail added that the first Act 209 meeting has already occurred. Mr. Pompo stated that he provided the Board with a draft Resolution regarding establishing a policy for the allocation of sewer capacity within the wastewater system. The Board requested a separate meeting to discuss sanitary sewer issues. The Board scheduled a special meeting to be held April 30, 2007 at 9:00 a.m. to discuss sewer allocation. The Secretary was directed to advertise the said meeting.

Zoning Officer report. Mr. MacCombie stated that he has nothing to report at this time.

Building Inspection report. Mr. Hawkins reported that he is processing permits and upon his review he generates a report and if there are problems with the application a rejection letter is sent and the permit stays dormant until the proper corrections are made. Mr. Hawkins reported several inspections that have been performed for the various business': Keystone Ranger, Aerzen, Lincoln Crest Mobile Home Park, new Township building.

New Business:

Gary Moskovitz representing Cowan Estates presented the Board with a request for final land development plan approval. Mr. Moskovitz stated that this development is a proposed residential subdivision consisting of 20 single-family residential lots on 22.4-acre tract located on the South side of West Lincoln Highway directly across from Cowan Road and East of the Peco right of way. Mr. Moskovitz stated that he will comply with all outstanding comments in the Township Engineers review letter dated April 2, 2007, will comply with the Township's subdivision and land development ordinance and the

submission of appropriate performance maintenance and or escrow agreements, provision for a homeowners association declaration of restrictions and covenants, and payment of all outstanding fees and bills for consultants reviews prior to the recording of the final plan. Mr. Pompo stated that he had no issues with accepting this request, Mr. MacCombie explained the same.

Ms. Silvernail made a motion, seconded by Mr. Doratt, to approve the final Land Development Plan of Cowan Estates contingent upon the compliance of all outstanding comments in the Township Engineers review letter dated April 2, 2007 and upon all escrow agreements and outstanding fees and bills be paid. Mr. Moskovitz agreed. With Mr. Doratt voting "aye", Ms. Silvernail voting "aye", Mr. Hensel abstained, the motion passed.

The Board discussed a complaint letter from Tim and Courtney Sarbaum regarding Ryan Homes Sales Center location at 102 Greenhill Road. Mr. MacCombie recalls that Mr. Matt Arnoldy a representative of Ryan Homes was in contact with him regarding keeping a model open in Sadsbury Village to show. Mr. MacCombie told Mr. Arnoldy that he must apply for zoning approval. Mr. MacCombie stated that Mr. Arnoldy told him he was in negotiations with Randy White the commercial property owner still empty along Lincoln Highway to pave a temporary parking lot onto the commercial property and is seeking to construct possible permanent parking in order to use the sales home. Mr. MacCombie stated that Mr. Arnoldy did not get Township approval to show a vacant town home nor created any additional parking as he said he would do. Ms. Silvernail stated that she recalls a meeting where the additional parking was discussed. Mr. Pompo recommended that if the show home is in operation an enforcement letter should be sent to Ryan Homes to stop operations. Ms. Sarbaum stated that when she bought her home she did not see a sample; she was in a temporary sales trailer, why couldn't they do the same.

Public Comment:

Susan Franco commented that the Act 209 Advisory Board is underway. Ms. Franco asked the Board on their thoughts of joining an inner municipal agreement, Mr. Doratt stated that he would like to attend a meeting; Ms. Franco said the next meeting is tomorrow morning at Coatesville City Hall at 8:30 a.m. Ms. Franco added that by joining an inner municipal agreement requires no dues; Mr. Hensel said what if a Solicitor has to get involved to review specs? Ms. Franco stated that a cost of 1/11th based on population would be billed. Ms. Silvernail asked what are the benefits and who attends? Ms. Franco replied it gives a chance to share ideas and save money with major purchasing and in attendance is Township Supervisors and Township Managers. Ms. Silvernail advised Ms. Franco that she couldn't attend these meetings as a public official as a manager or supervisor of the Township. Ms. Franco states she is aware of that she goes and brings back the information to the Board. Mr. Pompo stated that 90% of the work done by a consultant is done together and costs less. Mr. Pompo stated that when it comes to purchasing it is a good idea.

John Lymberis thanked the Board for the Cowan Estates approval.

With there being no further business the meeting was adjourned.

Respectfully Submitted,

Lisa Myers
Secretary/Treasurer