

EAST MARLBOROUGH TOWNSHIP

BOARD OF SUPERVISORS

Meeting of the Board – October 1, 2007

Vice-Chairman Richard E. Hicks called the public meeting to order at 7:30 p.m. in the Township Building by leading the Pledge of Allegiance. Board members Richard P.S. Hannum, Robert F. Weer, and Eddie G. Caudill were also present, as was Solicitor Frone Crawford.

Minutes of September 4, 2007. By unanimous vote (4-0), the Board approved the minutes as prepared.

Minutes of September 18, 2007. By a vote of 3-0, with Mr. Caudill abstaining, the minutes were approved, as prepared.

Public Comment Period.

Ed Berusch asked about the status of the dilapidated building on the Plymyer property. We will investigate the status of the tax liens.

John Perugini spoke in support of the demolition and clean-up of the Plymyer site.

Dave Pritchard, the Co-Chair of the Unionville Community Fair, asked for temporary closure of a portion of Route 82 on October 13, 2007 between 1 and 2 p.m. for the Community Fair parade. The East Marlborough Supervisors agreed to the closure, provided we receive insurance certification naming East Marlborough as an additional insured for the event.

Kennett Country Club – Escrow Release #2. No one was present; no action was taken.

Brusters – Escrow Release #2. The Board voted unanimously (4-0) to release the recommended amount of \$97,347.50, subject to approval from URS for the sanitary funds (\$26,500) and with the potential for increasing the total amount in accordance with any recommendation that Glackin Thomas Panzak makes for completed landscaping.

Auman-Barnsley – Establish Escrow Amount. By unanimous vote (4-0), the Board accepted the engineer's recommendation of an escrow amount of \$214,473.

Sovana Bistro Request for Township Support for a Liquor License. William J. Shehwen III, Esq. represented the owners in the request for a Township resolution supporting their application for a liquor license under the Tourist provision. The Supervisors agreed to hold a public hearing at 7 p.m. on November 5, 2007 to take public comments on the request.

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Walnut Ridge – The proposed Townhouse development was represented by Art Bernardon and Richard Basilio. They were requesting clarification or changes in three items in the Conditional Use Order:

- 1) Condition #4 details developer responsibility for making additional public water available to the Hadley's Mill development.
- 2) Condition #1.d specifies that parking spaces should be 20 feet in length, although the MU district requires only 19-foot spaces; the consensus of supervisors was that the 20-foot size is still preferred.
- 3) Condition #6 requires paved walkways throughout the plan, however, the Chester County Conservation District's new regulations prohibit any paving within 50' of any wetlands.

A committee (Jim Hatfield, Eddie Caudill, Frone Crawford and Jane Laslo will meet with the developer to work out proposed language for addressing these issues and present a revised Order at the November 5, 2007 meeting.

Grace Fellowship Church – Subdivision Plan to Create Access onto Route 842. The application was represented by Paul Tebo, Church member, and Andrew Defonzo, of D.L. Howell. By unanimous vote (4-0), the Board approved the simple subdivision plan, including the waivers as itemized in the VanDemark & Lynch letter of 9/27/07.

Request for Increase Footprint at Marlborough Square. George Konstantopoulos is proposing to open a restaurant in an existing space at Marlborough Square, and requested approval to build a brick "bump-out" of

approximately 120 square feet to provide for an exterior freezer. By unanimous vote (4-0), the Board approved the concept, subject to further reviews, if needed.

Whitewing Farm – Sketch Plan. The sketch plans were presented by Barry Stingel, P.E. and Rich Longo, P.E. and Architect. Several neighbors made comments on the plan:

Peter Horvat said that approximately 30 years ago, he was told the land was not developable and the 50' access strip was only for accessing farm equipment. He also asked whether access for additional lots could be achieved with a private drive, instead of a public road.

Dave Strojny said that if Merrick is extended, he would like the existing cul-de-sac removed.

Mike Donnelly asked who would build the public road.

Susan Hillebrecht asked about the sizes of the proposed lots.

Gil Eaton said he was concerned about storm-water runoff onto his property to the north.

Lou Swain expressed concern about storm-water runoff.

The Supervisors decided to seek input from Dennis Glackin on planning possibilities.

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Stevens Subdivision. By unanimous vote (4-0), the Board rejected the plan based on the outstanding items in the VanDemark & Lynch review letter of June 28, 2007, and lack of any revised plans.

Certificates of Appropriateness. By unanimous vote (4-0), the Board approved three of the recommendations:

- a) Bartholomew - Siding and roofing
- b) Dallet – Repair to foundation and the bay window
- c) Dauphin – Porch and window replacement
- d) Cell Tower at URA Ball fields – No action taken on HARB recommendation for Flag Pole

October Road Report. Eddie Caudill presented the attached report and budget projections for 2008. The Board voted unanimously (4-0) to accept the report, with the understanding that funding must be found for the projected \$250,000 cost of demolishing the Baltimore Pike Sewage Treatment Plant.

URS, Inc. Proposal for Inflow and Infiltration Study. The projected costs for the investigation are: Phase I - \$15,600 and Phase II - \$18,000. The Board voted unanimously (4-0) to approve both phases, with the understanding that funding will come primarily from the 2008 budget.

Bills. By unanimous vote (4-0), the Board approved the attached list of invoices, with each supervisor abstaining on any single item with a perceived conflict; the totals are:

General Fund	\$116,461.05
Sewer Fund	\$ 25,034.78
Payroll	\$ 50,093.23

Treasurer's Report. By unanimous vote (4-0), the Board accepted the attached report.

Proposed Four-way Stop at Walnut/E. Locust Lane/Longwood Road Intersection.

Roadmaster Eddie Caudill asked for a resolution to establish the four-way stop; Chief Davis supported the request. The resolution will be presented at the November 5, 2007 meeting.

The meeting was adjourned at 9:31 p.m.

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Jane R. Laslo, Manager/Secretary