

EAST MARLBOROUGH TOWNSHIP

BOARD OF SUPERVISORS

Meeting of the Board – February 4, 2008

Chairman Cuyler H. Walker called the meeting to order at 7:30 p.m. in the Township Building by leading the group in the pledge to the United States flag. Board members Richard P.S. Hannum, Jr., Robert F. Weer, Eddie G. Caudill, and Richard E. Hicks were also present, as were Solicitor Fronefield Crawford, Jr., and Engineer James W. Hatfield.

Minutes of January 7, 2008. By unanimous vote (5-0), the Board approved the minutes, as prepared.

Public Comment Period.

Bob Weer asked again about two issues: a) availability of fire hydrants in Unionville, and b) establishment of a third polling district in East Marlborough.

Library Board Report. Messrs. Landmesser and Olson, as well as Ms. Donna Murray, the librarian, were present to report on the finances and operation of the Bayard Taylor Library. Mr. Olson is no longer eligible to serve as the East Marlborough representative, since he has moved from the Township. However, he will remain on the Board as a member at large. The Library board has recommended that Heather Ramsey be appointed to replace Mr. Olson; by unanimous vote (5-0), the Board appointed Ms. Ramsey as the East Marlborough library representative

Route 82 South Sewer Project. Mark Prouty of URS Corp. explained the status of the project; e.g. we have received DEP approval for both the planning and the final design of the system, proposed to serve approximately 290 homes in the Route 82 South District. Mr. Prouty discussed the proposal for engineering services including: a) Homeowner survey program - preparation of the information mailers to be sent to each homeowner, establishing preliminary locations on each property for pump and connection of the line, response to homeowner questions, etc., b) Construction Phase – including supervision of the bidding phase, construction inspections, supervision of any change orders, etc., and c) Post construction phase, including supervision of accurate as-built drawings. The total proposal for the services outlined is projected to cost \$269,950; the Board approved the proposal by unanimous vote (5-0), subject to Mr. Crawford's satisfaction with the legal terms of the proposal. The target date for construction to commence is spring 2008, with the cost to each homeowner to be determined after construction costs are determined.

Scott Subdivision. Plan to re-draw property line on Mill Road. No one was present; no action was taken on the plan.

Schoolhouse Realty – Corrected Plan. By unanimous vote (5-0), the Board approved the amended plan for Schoolhouse Realty, correcting a small discrepancy in the survey.

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Folly Hill Vineyards. George Brutscher, Esq. was present to discuss the requests of Mr. & Mrs. Galer, who propose to purchase Folly Hill Vineyards and operate a six-unit bed and breakfast on the site, as well as continue with the winery, under the terms of the stipulation of September, 2007. Neighbors Nicholas LaPara and Andrew Combs both said they had no negative reaction to the proposal. There were three issues specified in the discussion: 1) Section 1813.A of the East Marlborough Township Zoning Ordinance provides that "Bed and Breakfast operations shall be conducted as a Home Occupation...and shall be owned by a resident of the property", 2) Section 1813.C provides that B & B operations be located in "existing buildings accessory" to the single-family dwelling, and 3) the proposed construction on the site would trigger land development review and approval. The Galer's propose to seek variances from the Zoning Hearing Board for those activities not in accordance with the zoning regulations.

Walnut Ridge. Chris Burkett of Gilmore Associates and Art Bernardon were present to request relief from some terms of the Conditional Use Order. In working on detailed engineered plans, they discovered that: a) Chester County Soil Conservation Service now requires larger storm water management basins, which will necessitate the basins being located within the twenty-foot yard setback, particularly on the south and the west side of the development, and b) location of sanitary lines will necessitate the removal of three trees which were scheduled to be saved. By unanimous vote (5-0), the Board approved the basins within the 20-foot perimeter, but by a vote of 4-1, with Mr. Walker opposed, the Board approved the removal of the three trees.

Special Activities Ordinance – 08-01. The Board agreed to hold a public hearing at 7 p.m. on Monday, March 3, 2008, immediately prior to the regular public meeting, to consider the amended ordinance.

Bills. By unanimous vote, with each supervisor abstaining on any single item with a perceived conflict, the Board approved the attached list of invoices, with the following totals:

General Fund \$130,345.14

Sewer Fund \$ 17,033.31

Payroll \$ 51,091.95

Treasurer's Report. By unanimous vote (5-0), the Board approved the attached report, as prepared.

The meeting was adjourned at 9:58 p.m.

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Jane R. Laslo, Manager/Secretary