

EAST MARLBOROUGH TOWNSHIP

BOARD OF SUPERVISORS

Meeting of the Board – October 6, 2008

Chairman Cuyler H. Walker called the public meeting to order at 7:30 p.m. by leading the group in the Pledge to the United States Flag. Board Members Richard E. Hicks, Eddie G. Caudill, Robert F. Weer, and Richard P.S. Hannum, Jr. were also present, as was Solicitor Frone Crawford, Jr. Our Engineer, James W. Hatfield arrived later.

Minutes of September 2, 2008. By unanimous vote (5-0), the Board approved the minutes, with a correction to the entry for Whitewing Farm, providing for a condition that no construction vehicles hauling soil could use Merrick Lane.

Minutes of September 22, 2008. By unanimous vote (5-0), the minutes of the special meeting were approved as prepared.

Public Comment Period.

Matt Genereux asked about when a sewer line would be available near his business on Route One; the owners of Phillips Mushroom complex will be installing a line that ends on the west side of Orchard Avenue.

Escrow Release – Beiler Campbell Center. Ray McKenna was present to represent the applicant. By unanimous vote (5-0), the Board approved the release of \$144,887 of escrowed funds. There is a balance of \$8,420 remaining in the account.

Glenelg – Reverse Subdivision Plan. Jeffrey Whittle, Esq., Rob Pearson, and Robert Ricciardi all represented the application to eliminate the lot line between Lots 23 and 24. The Homeowners' Association Documents have been revised to delete Lot 24 from the Association; The Memorandum of Agreement has been approved by Solicitor Fronefield Crawford. By unanimous vote (5-0), the Board approved the plan.

Whitewing Farm South. The application for Preliminary Plan was represented by Barry Stengel and Richard Longo of Hillcrest Associates and by Chip DeSeta, a family member, owner of the parcel. The plan proposes to subdivide 19+ acres on the south side of Valley Road into seven residential lots. At the September 2, 2008 Board meeting, the Supervisors outlined nine conditions of approval, dealing with hours of construction, limiting use of Merrick Lane,

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requiring public water for new units, requiring a video of nearby township roads to record current condition, providing for impact fees per lot, and all other conditions in the review letters of our consultants, VanDemark & Lynch; URS Corp.; and Glackin, Thomas, Panzak. The details of the notation on the plan providing for use or demolition of existing apartments in the two buildings was approved by Frone Crawford. By unanimous vote (5-0), the Board approved the preliminary plan, with itemized conditions.

New Bolton Center – Isolation/Colic Barn – Tissue Digester. Justin Ruby, P.E. from Mainstay Engineering and Lee Boyce, architect for the project, presented details of the plan. Supervisors asked questions about the arrangements for storage/disposal of the waste by-product of the digester, provisions for preventing/containing spills and leaks. The Board requested that a narrative be submitted which describes the process, quantity generated, any permits required (Health Dept?. DEP?). Regarding the Colic/Isolation Barn, the Supervisors requested a narrative describing the projected patients to use the facility.

There is a question about the classification of this facility—school or research facility—to determine which zoning provisions applies. The Supervisors decided to review the matter for later response.

Sewer Issues.

Resolution 08-13. Providing for tapping fees for Sewer Districts, #1 and #2, financing of sewer tap fee for District Number 2 (Route 82 South District). No action taken on this resolution, pending additional information on whether to include the private portion of Spottswood Lane in District Number 2.

Ordinance 08—04. Establishing Districts 1 and 2, repealing earlier ordinances which may conflict, and requiring hook up for residences within 150 feet of the line. The Board voted to authorize public notice for a hearing to be scheduled later.

Spottswood Lane – Decision on whether to run the line down Spottswood has been tabled, pending more information on the cost.

Ordinance 08-05- Amendments to Zoning Ordinance. Chairman Walker reviewed the provisions on this new amendments, including changes in WMU, definition of “Sign,” as well as details in Section 1700 dealing with signs, changes in landscape screening, riparian buffer standards and controls, and fences. Following specific modifications in some of the language, the Supervisors authorized transmitting the proposed amendments to both Chester County Planning Commission as well as the Township Planning Commission.

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Certificate of Appropriateness. By unanimous vote (5-0), the Board approved the Certificate for the Ladow residence on Buffington Street, following the recommendation of the HARB representatives.

Road Report. The Supervisors discussed the items on the report, including Sewer, State and General Fund recommendations. Roadmaster Caudill asked for authorization to let bids for a generator for the Wollaston Road plant. By unanimous vote (5-0), the Board approved the bidding for generator purchase.

Salt Bids. By unanimous vote (5-0), the low bid of Eastern Salt Co at \$73.85/ton was approved.

Employee Medical Insurance. Because the cost of same-coverage medical insurance was increased, the Board voted unanimously (3-0, with Messrs Weer and Caudill abstaining) to self-insure for the \$100/day in-patient hospital care, up to a maximum per occurrence of \$500, thereby experiencing an annual increase of 6.87%, instead of the 15.54 % with full in-patient coverage.

Bills. The attached list of invoices for payment was approved unanimously (5-0), with each supervisors abstaining on any single item with a perceived conflict of interest. The totals are as follows:

General Fund	\$164,622.12
Payroll	\$ 56,401.80
Sewer Fund	\$ 31,486.07
Development Fund	\$ 19,112.04
Route 82 Fund	\$ 3,799.00

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

The public meeting was adjourned at 10:52 p.m., at which point the Supervisors went into executive session with legal counsel to discuss two pending legal matters.

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Jane R. Laslo, Manager/Secretary