

EAST MARLBOROUGH TOWNSHIP BOARD OF SUPERVISORS

Meeting of the Board – April 4, 2011

Chairman Cuyler H. Walker called the public meeting to order at 7:30 p.m. in the Township Building by leading the group in the Pledge of Allegiance to the United States Flag. Supervisors Richard P.S. Hannum, Robert F. Weer, Eddie G. Caudill, and Richard E. Hicks were also present, as were Solicitor Fronefield Crawford, Jr. and Engineer, James A. Hatfield, and Planning Consultant Lisa Thomas.

Public Comment Period.

Bob Weer noted that the tax bills were confusing for many people, because the bill listed the cost of the fire hydrant as “fire protection.” A note will be placed on the web site explaining that all of the proceeds go to the water companies to pay for cost and maintenance of the fire hydrants, and none of the funding goes to the local fire companies.

Minutes of March 7, 2011. By unanimous vote (5-0), the Supervisors approved the minutes as prepared.

Unionville Master Park Plan. Lisa Thomas of Glackin, Thomas, Panzak presented a brief overview of the Master Plan, which is expected to be submitted to Department of Conservation and Natural Resources in May 2011. The Township is seeking grant funding from both Chester County as well as DCNR. Attendees expressed a variety of ideas:

Mr. Barnes – Unionville – asked about the Township obligation in the event that limited or no funding is forthcoming.

Mr. Kinter- Wollaston Road, suggested that a Park Management Committee be formed.

Mr. Hannum –Supervisor– asked about access from Monitor Place.

Mr. Weer -Supervisor – asked whether the plan can be revised once it is adopted, and asked for confirmation that the Open Space Funds could be used for construction and operation.

Mr. Caudill – Supervisor – noted that when he and Mr. Weer walked the site, there were no abandoned vehicles on the park property; there were vehicles that appeared to be abandoned on properties on Monitor.

Mr. Hicks – Supervisor – asked about the minimum amount that must be built on the site.

Mr. Lawson – Willowdale Crossing – asked whether the parking lot could be phased for greater economy in Phase I.

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Mr. Dauphin – Unionville – asked whether the trails stop, asked who makes the decision regarding the facilities, asked whether the “boulders” near the swale would interfere with winter sledding, and suggested that all buildings, including comfort stations, be eliminated.

Mr. Watts - Traditions – suggested that we use grant monies to fully leverage Township funds.

Mr. Kinter - Wollaston Road – asked for a passive park with trails.

Mr. Barnes – Unionville – asked whether there is any way that the full trail system could be incorporated into Phase I.

Mr. Casavant - Merrimac - gave his review of the plan, stating that trails and open space were the only items that got more than 50% ranking from those who took the on-line survey.

Mr. Barnes – Unionville – said that Phase I walking trails are really too short.

Mr. Dauphin – Unionville – asked whether the storm water can be re-directed away from his property.

Mr. Hatfield – Township Engineer- asked whether parking is absolutely required.

Mrs. Dauphin - Unionville – said that the Plan has the “cart before the horse,” in that the property must be cleaned up first.

Mr. Watts – Traditions – asked whether we can avoid prevailing wage in the construction.

Mr. Pratt – Route 82 – asked whether we could save money by putting the park elsewhere.

Mr. Casavant – Merrimac - again asked for minimal amenities.

Mrs. Casavant – Merrimac – asked how we can get a minimal park.

Mr. Heitzenrater - Monitor – Asked for a minimal park, opposed access from Monitor Place, and expressed concern about folks cutting through his yard to get to the park.

Mr. Manning – Unionville – said he was very excited about a park going in; said it would build a sense of community.

Mr. Young – Merrimac – Suggested a greater buffer on the east side of the park.

Mr. Elks – Buffington – Fully supports the plan; thinks it is a great plan.

Mr. Benzel – Planning Commission Chair – Asked whether parking for the park would be available on Fire Company property.

Mr. Provinski – Buffington – Said he supports the park; that the details can be modified.

Mr. Greenwood – Unionville – said he does not want parking on Jackson Street

Mrs. Christopher – Cedarcroft – said that comments at the meeting were not necessarily reflective of everybody; others have expressed strong interest in facilities at the proposed park.

Mr. Dauphin – Again asked whether parking costs could be saved by parking on the Fire Company lot.

Ms. Timberlake – Noted that neighbors cannot escape the noise from the park.

Mrs. Casavant – Asked the board to consider how the park will impact the neighborhood.

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Mr. Weer – Supervisor – reminded the attendees that years ago, many had filled this same room, requesting that the Board prevent the proposed townhouses from being built on the property. He said that his family had lived in the house which was adjacent to the then proposed Po-Mar-Lin Fire Company, but that instead of protesting the fire company, his family volunteered to assist, and have done so for four generations. He asked that the neighbors think about the history and background of the property.

Resolution 2011-12. By unanimous vote (5-0), the Supervisors approved the resolution authorizing the Township to apply for funding for the Community Conservation Preservation Partnership grant for partial funding for the park.

Lane/Kriebel Minor Subdivision - The applicant was represented by Jim Fritsch, P.E. of Register Associates, who requested approval for the plan showing only a change in the plot lines, creating parcels of 20+ acres and 7.78+ Acres. By affirmation, the Board approved three requested waivers: a) showing wetlands and riparian buffers for the entire site (the plan shows both for only the building lot), b) providing a shadow analysis, and c) providing a landscape plan, although the applicant agreed to provide four replacement trees along the Lenape-Unionville Road frontage.

By unanimous vote (5-0), the Board approved the Minor Plan.

Wal-Mart Amended Plan for Expansion. Mark Kaplin, Esq. represented the applicant in the request for approval of the Final Land Development Plan. Mr. Kaplin noted that the plan includes a water tank for the automatic sprinkler system, as well as a pump station and generator. Also, the proposed exterior masonry is a slightly different color than is on the current building. Mr. Hicks asked whether paving the walk way would put the plan over the limit for impervious cover; Mr. Hatfield said that even with the additional impervious, the plan still exceeds the ordinance requirements for pervious cover, although only slightly. By unanimous vote (5-0) the Board approved the 45-page amended plan, prepared by Bohler Engineering and last revised 3/11/2011.

Wal-Mart Escrow. By unanimous vote (5-0), the Board accepted Mr. Hatfield's recommendation of construction escrow for the project of \$647,101.

Longwood Village Shopping Center – Super Fresh Expansion. Randy Schauer, Esq. and Kevin Lahn, Vice President of Waters and Associates, were present. They proposed one electronic

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gate, to be installed at the western end of the center, to restrict after-hour traffic behind the buildings. By unanimous vote (5-0), the Board approved the single-gate amendment to condition #4 of the Order, provided that a fire hydrant connection is easily accessible in an emergency and that the electronic gate be fully operational prior to the issuance of a Certificate of Occupancy for the expansion.

Onix Group – Amendment to Conditional Use. By unanimous vote (5-0), the Board approved an amendment to the Conditional Use Order which provided for the expanded restaurants, but provided for limitations on the use of the liquor license.

Route One Corridor Improvements. Vito Genua of Gannett Fleming, the design engineer for the highway improvements, had earlier noted that PennDOT is now requiring a pedestrian study to determine the need for curb cuts and/or sidewalks along that corridor. By a vote of 4-1, with Mr. Caudill opposed, the Board approved the study, expected to cost approximately \$7,500.

April 2011 Road Report. Roadmaster Caudill noted that the paving for Route 82 is now needed on the southern stretch (Rt. 926 south to the overpass bridge); funds from the Route 82 Turn Back Agreement will be used for that paving. The Board voted unanimously to accept the report, but to exclude authorization to purchase a new pick-up truck for now.

Bids for Road Materials/Projects. By unanimous vote (5-0) the following low bids, as received by the Municipal Cooperative of Southern Chester County, were approved:

Fuel	Alger Oil	\$42,861.
Line Painting	PSX, Inc.	\$20,094
Stone	Martin Limestone, Inc.	\$22,382.50
Road Oil	Asphalt Industries	\$32,200.

Resolution 2011-14 – This authorizes payment of certain routine invoices between meetings. By unanimous vote (5-0), the Board approved the resolution.

Replacement Office Computer. By unanimous vote (5-0), the Board authorized purchase of a new computer for the Township office, at an estimated cost of \$600 plus set-up fees, expected to be no more than \$500.

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

General Fund	\$52,015.85
Payroll	\$45,526.72
Sewer Fund	\$12,544.62

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

The public meeting was adjourned at 10:47 p.m., at which point the Supervisors went into executive session with Solicitor Crawford to discuss a pending legal matter.

EAST MARLBOROUGH TOWNSHIP

Jane R. Laslo, Manager/Secretary