

EAST MARLBOROUGH TOWNSHIP BOARD OF SUPERVISORS

Meeting of the Board – September 12, 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. Board members Richard P.S. Hannum, Jr., Eddie G. Caudill, and Richard E. Hicks were also present, as was Solicitor Fronefield Crawford, Jr.

Public Comment Period.

Karen Halsted, a local resident, said that on Sunday a memorial program in honor of the victims of the attacks on 9/11/01 had been hosted at the High School Auditorium, which was the first time the new auditorium had been used. She said she hoped the Township Supervisors would have a chance to see the auditorium soon. She also asked whether Township employees who are volunteer firemen are free to leave the job to join their fire companies for emergencies.

Minutes of August 1, 2011. By unanimous vote (4-0), the Supervisors approved the minutes as prepared.

Escrow Releases.

Stonemasters, Inc. – Dan DiTomaso was present for the request; by unanimous vote (4-0), the Supervisors approved release of \$37,688 of escrowed funds.

Glenelg – Steve Copes represented the request; by unanimous vote (4-0), the Board approved the release of \$28,510 of escrowed funds.

Unionville High School – Landscaping Modifications. The School District was represented by Rick Hostetler, Facilities Manager and by Brent E. Good, the Landscape Architect with ELA Engineers. Also present was Ann Marchino, of Glackin Thomas Panzak, Township consultant. Mr. Good explained that approximately 40 trees and shrubs designated as a buffer on the south side of the school property will not fit into the area. There is a large canopy of existing vegetation, including shade trees, and the new plantings will not survive in that environment. Mr. Good is proposing that substitution plants be placed in the area near the new auditorium. The revised placement will provide screening, particularly for property owners across Route 82 from the school facilities. The landscaping proposal includes four shade trees (3 Legacy Maple and 1 Silver Bell), fifteen evergreen trees (5 Siberian Spruce and 10 White Fir), three

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ornamental trees (Flowering Cherry), and thirty-three shrubs (a combination of Spirea and Holly), to be placed in various locations on the north and west side of the auditorium.

By unanimous vote (4-0), the Supervisors approved the above landscaping amendment to the District's Land Development Plan, subject to further resolution of the District and Township of landscaping to buffer the High School Auditorium as required by the variance recently approved by the Township's Zoning Hearing Board.

Resolution 2011-16 – Closing Out the Unionville Master Site Plan Grant Agreement. Ann Marchino, Township Landscape Consultant and Park Planner from Glackin Thomas Panzak showed the Supervisors some changes that DCNR had requested in the Master Site Plan; specifically, the Department is requesting a playground closer to the parking area and one which utilizes the natural elements of the site, such a hillside, stones, logs, etc. By unanimous vote (4-0), the board approved Resolution 2011-16.

WSFS – Conditional Use Order. The application was represented by George W. Broseman, Esq., Patrick Stuart of Orsatti Associates, and Timothy Earle, of the Rosedon Group. The Solicitor had prepared the Order, approving the use of the site for a 3840 square foot bank, with 24 conditions. Supervisors voted separately on each of the 24 conditions, with each receiving unanimous approval, except for Condition #5, providing for full ingress and egress from Onix Drive, but only right turns in and right turns out from Baltimore Pike. The vote to approve Condition #5 was 3-1, with Mr. Hicks opposed. The entire Order was approved by a vote of 3-0, with Mr. Caudill abstaining.

In a separate unanimous vote (4-0), the Board agreed to support the applicant's request for variances before the Zoning Hearing Board: a) a third drive-thru lane (Ordinance permits only 2), and b) a single larger pylon sign, of a size no greater than the size of the sign presented by the applicant reduced by the size of the area depicted on the applicant's submission as including changeable copy on the sign; provided that the sign proposed to the Zoning Hearing Board not include any changeable copy.

Clark's Christmas Trees. Mr. Clark was present to request approval for the one-time sale of Christmas trees and accessories at the former Citgo station on US Route One, beginning after Thanksgiving and ending on Christmas Eve, 2011. By a vote of 3-1 (with Mr. Hicks opposed,), the supervisors approved the request.

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Sale of 2002 former Police Vehicle – 2002 Ford Explorer. The supervisors agreed to place the used vehicle on the website “Municibid;” they set a reserve price of \$2,000.

Ordinances:

Nuisance Ordinance 2011-03. After discussion, the Board agreed to refer the ordinance to the Township Planning Commission for review.

Alternative Energy Ordinance 2011-04. After discussion, the Board agreed to refer the ordinance to both the Township and Chester County Planning Commissions for review.

Kennett Area Municipal Co-op – Reauthorization of Membership. By unanimous vote (4-0), the Board approved the reauthorization, as presented.

Pension Plan – Minimum Municipal Obligation for 2012. The following totals were presented:

Non-Uniformed Plan \$83,771

Police Plan \$12,782

Both of these totals will be transmitted to the Retirement Board.

Certificate of Appropriateness – Proposal for Residential Addition to former Unionville Academy, 1644 Doe Run Road. Request for approval was tabled by the Supervisors pending receipt of a drawing of the expansion plan.

Bills – By unanimous vote (4-0), with each supervisor abstaining on a single vote with a perceived conflict of interest, the Board approved the attached lists for payment, with the following totals:

General Fund \$86,049.07

Payroll \$57,235.61

Sewer Fund \$32,913.00

Development Fund \$60,145.00

Treasurer’s Report. By unanimous vote (4-0), the attached report was accepted, as prepared.

Parking in Front of Catherine’s Restaurant in Unionville. Supervisors noted that parking in front of the restaurant is dangerous and prohibited by the Conditional Use Order. They requested that the owner be notified and requested to comply.

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Glenelg Farm – Steve Cope asked whether the Township had reviewed the amended Homeowners' Declarations. They have not yet been reviewed.

The meeting was adjourned at 10:15 p.m.

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Jane R. Laslo, Secretary/Manager