

EAST MARLBOROUGH TOWNSHIP BOARD OF SUPERVISORS

Meeting of the Board – May 7, 2012

Public Hearing. Chairman Cuyler H. Walker called the Public Hearing to order at 6:45 p.m. to consider the proposed ordinance amendment 2012-01. The ordinance provides for greater flexibility in developing lots in the Agricultural Preservation District. The ordinance had been reviewed by both the Township Planning Commission, which recommended approval; and by Chester County Planning Commission, which requested more clarification. A neighbor from Merrymet Farm, Mr. Novella asked about the proposed development.

By unanimous vote (4-0), the Board adopted Ordinance 2012-01, as presented.

Public Meeting. Chairman Walker called the public meeting to order at 7:12, in the Township Building. Board members Richard P.S. Hannum, Robert F. Weer, and Eddie G. Caudill were also present, as was Solicitor Fronefield Crawford, Jr. Chairman Walker led the group in the pledge of allegiance.

Public Comment Period.

Robert Barnes of Unionville requested that the advertising signs in the roundabout be removed.

Richard Tait of Windov'r Way thanked the Supervisors for their enforcement of the ordinance regarding the activities on Whitewing Farm; he said that the homeowners' association is prepared to assist the Township.

Susan Hillebrecht of Windov'r said that there was an event at Whitewing in April.

Jack Greenwood of Unionville requested two things;

- a) That the Township lower the speed limit on Route 82 in Unionville Village to 25 miles per hour, and
- b) That the Township prohibit trucks in excess of five tons.

Supervisors were quite sympathetic to both requests, but, under current traffic studies, that section of Route 82 does not qualify for a 25-MPH limit, and under the conditions of turn back of the road, truck traffic cannot be prohibited. Mr. Hannum said that he would meet with Mr. Greenwood to see if greater speed enforcement could be achieved. In the meantime, the East Marlborough Police Department will measure and monitor the speed of vehicles.

Minutes of April 2, 2012. By unanimous vote (4-0), the Supervisors approved the minutes as prepared.

Sears Conditional Use Order and Amendment to Stipulation. The Board considered the items in the Stipulation first:

1. Provides for expanded uses of the building – Board approved by unanimous vote (4-0)
2. Deletes #2 of the current Order – Approved unanimously (4-0).
3. Confirms that terms of the earlier Order have been met- Approved unanimously (4-0)
4. Amends Order to permit 90 parking spaces. Approved unanimously (4-0)
5. Provides that if changes are made to exterior of building, the material shall be brick and not cut block. Approved unanimously (4-0).
6. Prohibits expansion of the building. Approved unanimously (4-0).
7. Provides that any change in pylon sign shall list only those tenants with 7,000 s.f. or greater, provided that this condition apply only to new tenants, not existing tenants. Approved unanimously (4-0).

It was noted that Mr. Caudill had read the transcript. The Board voted unanimously (4-0) to approve the Amended Order and Stipulation.

Complaint about Designation of Rear and Side Yards in Willowdale Crossing Subdivision. Mr. Joseph Gaultney, a neighbor to the north of the Nocenti property, disputes the rear/side yard designations, and therefore challenges the building, which includes an addition to the house as well as an added deck. The supervisors agreed that we would have the township engineer meet at the site to measure the distances. Protesting property owners will be told of the time of the site meeting.

Brandywine Battlefield. Jake Michaels from the Chester County Planning did not attend the meeting; the Board took no action.

Spelling of Road Names – Marlborough. Emergency Management Director Robert Weer, Jr., asked that the Board consider changing the spelling of Marlboro Woods, to be consistent with the other spellings of Marlborough. Supervisors will ask Mr. Weer to contact the property owners to see if they have an objection to a name changes.

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

General Fund	\$131,132.81
Sewer Fund	\$32,297.73
Payroll	\$47,183.27

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

The Supervisors adjourned the public meeting at 8:33 p.m., at which point they went into executive session to discuss a pending legal matter and a personnel matter.

EAST MARLBOROUGH TOWNSHIP

Jane R. Laslo, Manager/Secretary