

March 28, 2018

The monthly meeting of the West Fallowfield Township Board of Supervisors to be held on March 21, 2018 was cancelled due to inclement weather. The meeting was rescheduled for March 28, 2018 and advertised. Chairman Hershey called the meeting to order at 6:30 PM. Anne Deffenderfer, Duane Hershey, Richard Sprenkle, Michael Bingham, Secretary Wheeler, Chief Wilmont, Robin McCormick, Roadmaster Thompson, Carl Smoker, Jerome Liss, Michaelann Velicky, Nancy Lewis, Michael Bucklin, and representatives from Landhope Realty were in attendance. Time was given to review the agenda that was available to all in attendance and was also posted in the meeting room. Duane Hershey asked for comments on the agenda items. There were no comments on agenda items.

After reviewing the minutes, Anne Deffenderfer made the motion to approve the minutes of the February 21, 2018 meeting of the Board of Supervisors as presented by the secretary. The motion was seconded by Richard Sprenkle and passed.

Secretary Wheeler reported the Board of Auditors met on March 5, March 6 and March 7, 2018 and completed the 2017 Annual Audit and filed the necessary reports.

Roadwork estimates were obtained by the Roadmaster and reviewed by the Board of Supervisors. Duane Hershey made the motion to have the secretary prepare bid packages and advertise for Mill & Fill and Leveling Course on Homeville Road from Route 10 to Jebb Road. The motion was seconded by Dick Sprenkle.

Duane Hershey made the motion to have the secretary prepare bid packages and advertise to oil and chip single coat application for Thompson, Shapansky, Steelville, Center Hall and Highpoint Roads with a double application on .6 miles of Bush Road and .2 miles on Glen Run Road. The motion was seconded by Anne Deffenderfer and passed.

Nancy Lewis voiced her concerns and complaints in regards to the speed hump that was installed on Cochran Street in front of her home. Ms. Lewis wants the speed hump removed as she stated it has affected her quality of life and creates a hazard. Ms. Lewis said the traffic is not slowing down and banging over the speed humps or accelerating excessively on the other side of the hump. Duane Hershey commented that the speed humps were requested by residents who live on Cochran Street in an effort to calm the traffic on Cochran Street. Chief Wilmont will monitor the traffic on Cochran Street and report what he observes. Duane Hershey thanked Ms. Lewis for her input.

Chief Wilmont gave the regular monthly report. Chief Wilmont and Corporal Hughes completed Act 180 training. The 35 MPH Speed signs on Route 10 south of Highview Drive have been replaced. Chief Wilmont requested to purchase IT equipment in the amount of approximate \$500 to secure the township server, and was given permission to proceed with the purchase of the equipment.

Tax Collector McCormick reported the 2017 Delinquent taxes have been turned over to Berkheimer. A list of those who are delinquent with the street light taxes has been provided to the secretary to be notified of the delinquent tax.

Roadmaster Thompson wished to publicly thank Corporal Hughes for his help during the high wind storms. Roadmaster Thompson reported there were several snow events they managed. The dirt section of Bryson Road was given some attention. There was a mishap with one of the trucks that slid into a culvert. There was minimal damage to the truck. It will cost approximately \$1,500 to \$2,000 to place a box culvert. The wiper motor and a spring were fixed on the F550. Duane Hershey thanked Roadmaster Thompson and Carl Smoker for the work during the snow events.

Following the recommendation of the Planning Commission, Duane Hershey made the motion to take no position on the Stephen Hancock Zoning Hearing Board Hearing Application for a request for a variance of setback requirements. The motion was seconded by Anne Deffenderfer and passed.

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Secretary Wheeler reported a Stormwater Management Exemption application was received from Christ Stoltzfus and was sent to the township engineer for review. The township engineer reviewed the application and approved the exemption from stormwater management for the replacement of a double wide mobile home.

Secretary Wheeler reported a Stormwater Management Exemption application was received from John Lapp and was sent the township engineer for review. The township engineer reviewed the application and approved the exemption from stormwater management for a home addition.

Duane Hershey made the motion to exonerate the Tax Collector from collecting the 2017 Per Capita Tax from the individuals listed on the additional list. The motion was seconded by Anne Deffenderfer and passed.

Duane Hershey made the motion to exonerate the County from collecting the two tax liens listed on the report in the total amount of \$156.76 and to execute the authorization to exonerate. The motion was seconded by Richard Sprenkle and passed.

Bridget Wood was not in attendance to discuss the ball field.

Duane Hershey made the motion to grant the waiver requests of Landhope Realty for a waiver from the following sections of the Subdivision and Land Development Ordinance:

§301.03(a): Requiring a separate final plan application after unconditional preliminary plan approval.

§402.03(c): Requiring the location of all significant features within two hundred (200) feet of the site.

The motion was seconded by Anne Deffenderfer and passed.

Duane Hershey made the motion to accept the ninety (90) day extension granted in the allotted time for review from Landhope Realty. The allotted time for review will be extended from April 3, 2018 to July 2, 2018. The motion was seconded by Anne Deffenderfer and passed.

Representatives of Landhope Realty presented to the Board proposed drawings for the Landhope Realty project. The West Fallowfield Township Planning Commission recommended to the Board of Supervisors to require a deceleration lane at the one entrance to the project off of Route 41. The township engineer recommends to the Board of Supervisors to require a deceleration lane as well. Following the review of the plans and further discussion, Landhope Realty will compromise and widen the shoulder to 10 ft. which the township engineer was in agreement. Duane Hershey made the motion to accept the 10 ft. wide shoulder to the first entrance to the project on Route 41 Northbound contingent upon PennDOT approval and providing further striping to prevent traffic turning right from Route 10 onto Route 41 from using the lane as a thru-lane. The motion was seconded by Richard Sprenkle and passed.

Discussion was given to the northern most entrance/exit on Route 41 of the plan. Richard Sprenkle inquired as to whether Landhope would have an open mind to changing the plan at that entrance should safety become a serious issue with the left turn onto Route 41. Jamie Coach, a representative for Landhope Realty, acknowledged there are possible issues at that entrance and will work with the Chief of Police should safety issues arise. Anne Deffenderfer made the motion to have the Chief of Police and Landhope remain in communication in regards to safety issues that arise with the northern most entrance/exit onto Route 41, particularly the ability to make a left hand turn onto Route 41 south. The motion was seconded by Richard Sprenkle and passed.

Chief Wilmont inquired as to who will maintain the striping at the intersection at the Landhope project. Landhope will maintain any additional striping on Route 41 and 10 that will be added for the project.

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Landhope Realty requested conditional approval of the Subdivision and Land Development Plan. Conditional approval will not be given at this time as there are still items that need to be taken care of before a clean review letter can be given by the township engineer. An extension was granted in the allotted time for review.

Landhope Realty representatives left the meeting.

Richard Sprenkle would like to see lighting put in at the entrance of the community center parking lot. It is difficult to see the entrance after dark when high beams can't be used to illuminate the area. Secretary Wheeler was directed to obtain quotes for the installation of a light at the entrance of the building.

The following correspondence was read:

- Notice was received from PennDOT the Bryson Road, Highpoint Road, Ross Fording Road and Steelville Road bridges are scheduled for inspection in October 2018.
- A letter was received from PECO thanking the township for the support as they worked together to restore service and repair communities damaged by winter storms Riley and Quinn.
- The Estuary News 2017 Annual report was received.
- The Township Solicitor Newsletter was received.
- Information was received from the Delaware Valley Regional Planning Commission on the 2019 Transportation and Community Development Initiative Funding.
- Notice was received from Allan Myers Materials that a new asphalt plant located in Paradise will be open in the Spring of 2018.
- A copy of the Appeal from the Chester County Board of Assessment Appeals which was filed with the Chester County Prothonotary for the Appeal of Glenville Real Estate Holdings, LLC was received from Solicitor Mateyak of Brubaker Connaughton Goss & Lucarelli, LLC.
- A copy of the Affidavit of Service which was filed with the Chester County Prothonotary in the Appeal of Glenville Real Estate Holdings, LLC was received from Solicitor Mateyak of Brubaker Connaughton Goss and Lucarelli, LLC.
- The Natural Lands Spring 2018 Events Calendar was received.
- An invitation to the Board of Supervisors to attend the Cochranville Fire Company Annual Awards Banquet was received.
- Notice was received from Sadsbury Township that they had a manure discharge due to a pit collapse which caused manure to enter the Williams Runs which is tributary to the East Branch of the Octorara Creek.
- The monthly report was received from Cochranville Fire Company. In the month of February there were 10 calls; 3 were in West Fallowfield Township.
- Oath of Office/Loyalty Oath was received from Raymond Huber, Alternate to the Zoning Hearing Board.
- A donation request was received from Christiana Ambulance Association.
- Statements of Financial Interests were received from Anne Deffenderfer, Raymond Huber, Charlotte Sprenkle, Trudi Green, Solicitor Crotty and Duane Hershey.
- Sales flyers and information of services offered were received from several businesses.
- The 1<sup>st</sup> Quarter 2018 Monitoring Report was received from Brownfield Science and Technology for Lubrano Automotive.
- Various training information was received.

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- The Oxford Senior Center newsletter was received.

Duane Hershey asked for comments from the floor. Jerome Liss discussed with the Board of Supervisors his project. His Stormwater Management Plan is nearly completed and will be submitted when it is complete. He wants to move forward. There have been issues with the permits, the stormwater management, and the Zoning Officer determined he needs a Special Exception. He would like to move forward and stated he believes he has been working in good faith. The Board will speak with Solicitor Crotty and the Zoning Officer to find out where things stand so he can move forward with the project.

Roadmaster Thompson asked if the Board was agreeable to re-facing signs rather than just replacing the old with new signs. The cost is about \$25 to re-face a stop sign and about \$35 to replace the sign. The board does not object to re-facing the signs.

Roadmaster Thompson suggested the Board stick to their guns with the Landhope project because the four gentlemen that attended the meeting will leave here and move on to the next project.

Nancy Lewis stated that Turkey Hill rolled all over the Township and the Board of Supervisors should make Landhope adhere.

Jerome Liss asked if the left turn out of the Landhope project onto Route 41 will cross the turn lane. It is back further from the intersection, but does cross the turn lane.

Nancy Lewis asked if the Landhope project is contingent upon public water. No, the project is not contingent upon public water. Ms. Lewis stated that most people in the village would like to have public water and this is something the township needs to plan for. The township has investigated the costs involved in providing public water and sewer to the village, the costs are staggering and not something the township can afford to take on now or in the very near future.

After reviewing the invoices, Duane Hershey made the motion to approve payment of the bills as presented. The motion was seconded by Anne Deffenderfer and passed.

As there was no further business, the meeting was adjourned at 8.19 PM.

Respectfully Submitted,

Gina M. Wheeler, Township Secretary