

**West Vincent Township
Board of Supervisors Meeting**

January 11, 2010

7:30 PM

Attendance: Chairman Kenneth Miller, Vice Chairperson Clare Quinn, Zoë Perkins, Allan Greenwood of Siana, Bellwoar & McAndrew, LLP Township Solicitor, Township Manager Jim Wendelgass, and Township Secretary Tammy Swavely.

Chairman Kenneth Miller called the meeting to order at 7:33 PM.

The first item of business was to open the bids for the Sewer Plant Mowing. Mr. Miller recused himself from participating since he was one of the bidders. Two (2) bids were received. The following is a chart on the bidders and amounts.

Name	Matthews Meadows	Weatherstone	Total Bid
Coventry Property Services, Inc. 141 S. Main St. PO Box 369 Spring City, PA 19475	\$1960.00	\$4200.00	\$6160.00 per mowing and removal of crop
Kenneth I. Miller, Jr. 2573 Horseshoe Trail Chester Springs, PA 19425	\$1000.00	\$2000.00	\$3000.00 per mowing and removal of crop

These will be reviewed and awarded at the next Board of Supervisor meeting, January 25, 2010.

The next bids to be opened were for Sodium Chloride. The following is a chart on the bidders and amounts.

	Estimated Need	Estimated Need	Over Estimated Need	Over Estimated Need
Company	Price FOB Per Ton	Price Delivered Per Ton	Price FOB Per Ton	Price Delivered Per Ton
Pottstown Roller Mills, Inc. 625 Industrial Highway Pottstown, PA 19464	NO BID	NO BID	NO BID	NO BID
International Salt Company, LLC 655 Northern Blvd. Clarks Summit, PA 18411	\$68.00/ton	\$68.16	\$68.00	\$68.16
Cargill Deicing Technology 24950 Country Club Rd., Ste. 450 North Olmstead, OH 44070	\$73.89	\$73.89	\$73.89	\$73.89
Oceanport, LLC PO Box 608 Claymont, DE 19703	\$60.00	\$64.55	\$62.00	\$65.55

These bids will be reviewed and awarded at the next Board of Supervisor meeting on January 25, 2010.

Reports:

Township Building: A quote was received from Superior Plus Energy Services, our current heating oil supplier to remove the two (2) existing tanks and replace them with one (1) in the total amount of \$2804.00. The current tanks are very old, have a gauge that is broken and they are not venting properly. The Board asked Mr. Wendelgass to get a few more quotes.

Township Manager Report: The Township Manager Report for the week ending 1/09/10 was acknowledged as submitted.

Active Subdivision List: There are no pending deadlines.

Bills List: The Bills List was reviewed. Perkins made the motion to approve the Bills List dated 1/11/10 in the total amount \$23,960.33. Quinn seconded the motion which carried unanimously.

Correspondence:

A letter was received dated 1/3/10 from Chris Moore-Milne requesting the **use of the Township Building for the Spring Tack Swap**. Perkins made the motion that the Ludwig's Corner Riding and Driving Club be permitted to use the Township Building for the Tack Swap on April 16, 2010. Quinn seconded the motion which carried unanimously.

An invitation to the **Uwchlan Ambulance Corps Annual Banquet** on February 13, 2010 was acknowledged as received.

A request to **use the meeting room** was received from Green Valleys for a meeting called Pipelines and People. West Pikeland Township and West Vincent Township are also sponsoring this event. Perkins made the motion that the building be available for the Pipelines and People meeting on February 25, 2010. Quinn seconded the motion which carried unanimously.

An invitation to attend the **PSATS' 88th Annual Educational Conference and Trade Show** was acknowledged as received. Miller stated that if any Board or staff member wished to attend to contact Township Secretary Tammy Swavely to make arrangements.

The **2010 Household Hazardous Waste Event Schedule** was acknowledged as received. This information is on the Township website. The date closest to the Township is May 15th from 9:00-3:00 at the Owen J. Roberts Middle School, 981 Ridge Road, Pottstown, PA 19465.

Subdivision/Land Development:

Weyl Subdivision: The engineer asked to be on the Agenda, but was not present. There are a number of outstanding issues the Applicant has not completed from the Preliminary Decision. **Sue Krug, 2144 Flowing Springs Road, Tax Parcel 25-4-145** asked if the driveway had to be installed before the lots were in. Township Engineer, Ken Yerger stated he couldn't remember the specifics on construction, but he did remember that the driveway was to be done in phases. Escrows will need to be put in place as in any development, and lots cannot be sold before it is recorded. These are some of the items that the engineer might have wanted to discuss with the Board. The Applicant will be contacted to see if they want to come to another meeting.

Duffield Subdivision: The Township received a letter from Mr. Duffield withdrawing his subdivision due to several different reasons. Perkins made the motion that the request of D. Barrie Duffield to withdraw Preliminary/Final Subdivision and Land Development Application of D. Barrie and Dana H. Duffield for the premises located on Hollow Road, West Vincent Township, be and is hereby accepted, and, notwithstanding the same, that the subject subdivision application be denied for the reasons set forth by the Township Engineer in its review letter dated December 10, 2008, which review letter is incorporated into and made part of this motion as though set forth in full. The Township Solicitor is directed to memorialize this decision and communicate it to the applicant, together with a copy of the Township Engineer's December 10, 2008, review letter. Quinn seconded the motion which carried unanimously.

New Business:

The Chester County Health Department has revised the Chester County Municipal Waste Management Plan. Mr. Wendelgass reviewed the amendment and informed the Board that this plan designates what landfill Chester County must use, which is the Lanchester Landfill for Municipal Waste from West Vincent Township. At this time, West Vincent Township does not contract with a company so it will not affect us until we reach 5000 people. It is possible that we might reach that number with the 2010 Census. At that time West Vincent Township will be required to contract with a hauler and inform them what landfill to use. Perkins read the document and made the motion to adopt **Resolution 7-2010:** Therefore be it resolved that the Board of Supervisors of West Vincent Township hereby ratifies the 2009 Plan Revision prepared and adopted by Chester County in accordance with the provisions of Act 101. Quinn seconded the motion which carried unanimously.

Business from the floor:

Michele Thomas, 6 Half Hill Road, Tax Parcel 25-4-36.3 came before the Board with questions regarding her property on Weidner Way, **Tax Parcels 25-7-46 and 25-7-47.** After a lengthy background discussion of what has happened on the property over the last few years, including a Lot Line change and a Conditional Use in which Ms. Thomas was unable to fulfill all the conditions and let the approval period lapse. The Board agreed

that the Lot Line Change Approval was not applicable since no improvements were made to the property, but that all documents that were presented and/or signed by the Applicant will remain relevant if the Township deems appropriate. The Zoning Officer Sandra Cantrell-Edwards responded to several requests and none were appealed. Ms. Thomas kept bringing up the fact that she did not agree with the letter sent by the Zoning Officer. Mr. Miller asked Ms. Thomas what she wanted since the Board was not clear. The Board cannot overrule the Zoning Officer. Ms. Thomas stated that she does not want five (5) lots and does not want to lose any rights. At this time Ms. Thomas stated she would like to construct a group home on the property for servicemen with disabilities. Mr. Miller informed her to submit an application and then the Township can respond to it. He stated money is a big concern and how the Township spends it. When the Township needs to respond properly, it adds legal costs. This issue is a prime example of that. Ms. Thomas stated that her latest request for a Zoning Permit was denied by Mrs. Cantrell-Edwards. Ms. Thomas sent in another request for UPI numbers and she received a letter from Township Manager Jim Wendelgass instead of the Zoning Officer. Mr. Wendelgass stated that Ms. Thomas keeps asking the same question hoping for the Zoning Officer to change her mind and yet she hasn't appealed any prior decision. The Township cannot keep answering the same question and if Ms. Thomas felt that Cantrell-Edwards was wrong the number of times she responded to her, then she should have appealed them. Ms. Thomas cannot ask for a new decision, one has already been made. Ms. Thomas stated that her attorney informed her that she could not appeal the Zoning Officer's opinion and Mr. Wendelgass stated the appeal period is over. Mr. Miller stated he was still unsure of what Ms. Thomas wants, but if she files a Land Development Application and maybe it will become clearer. Ms. Thomas will consider her next step.

Jeff Hester, 1980 Pottstown Pike, an East Nantmeal resident and T.W. Helwig, 2034 Pottstown Pike, Tax Parcel 25-3-2 came before the Board regarding 2020 Pottstown Pike. This is an old bar that has been neglected. They were hoping the Township could do something about cleaning it up. It is now getting to be dangerous since the doors and some boards over the windows are missing. They have tried to approach the owner, but to no avail. The Board stated that they will forward their issue to the Zoning Officer.

Maria Holderness, 958 Jaine Lane, Tax Parcel 25-3-143.6 stated that she received a bill from the Township on her Zoning Hearing Application that she feels is in error. The Board will discuss this in Executive Session.

Barry DiLibero, 1012 Pottstown Pike, Tax Parcel 25-6-66 asked if the Board considered a budget panel. Mr. Miller informed him that the Board plans to discuss it in Executive tonight.

Miller announced that there would be an **Executive Session** immediately following the regular meeting to discuss litigation, personnel, and real estate.

Meeting adjourned 8:35 PM.

Respectfully Submitted,

Tammy Swavely

Township Secretary