

**West Vincent Township
Board of Supervisors Meeting**

February 1, 2010

9:00 AM

Attendance: Chairman Kenneth Miller, Vice Chairperson Clare Quinn, Zoë Perkins, Michael Crotty 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 9:08 AM.

Perkins made the motion to approve the minutes from **December 21, 2009** as submitted. Quinn seconded the motion which carried unanimously. Perkins made the motion to approve the minutes from **December 28, 2009 and January 4, 2010** as submitted. Miller seconded the motion which carried unanimously.

Reports:

Township Building: No Report.

Township Manager Report: The Township Manager Report for the two weeks ending 1/30/10 was acknowledged as submitted.

Active Subdivision List: There are no pending deadlines.

Fire Companies Reports: The 2009 Yearly Fire Department Reports were submitted to the Board and were acknowledged as received. These include Ludwigs Corner Fire Department, Kimberton Fire Company, Ridge Fire Department and the Uwchlan Ambulance Corps.

Building Permit Report: The 2009 Yearly Building Permit Report was submitted to the Board which was acknowledged as received. There were 33 new home permits applied for, of which 27 were on the monthly Transfer Tax Reports as sold. This is an increase from 20 in 2008. The average cost of a new home is lower by approximately \$3,000.00.

Bills List: The Bills List was reviewed. Perkins made the motion to approve the Bills List dated 1/29/10 in the total amount \$26,637.62. Quinn seconded the motion which carried unanimously.

Correspondence:

A request was submitted to attend a Pennsylvania Construction Codes Academy Symposium by Richard Raichle, Building Inspector. The main focus of this training is for the new code that requires sprinklers to be installed in every multi-family home as of this January. It is slated to become required in new single family homes in January 2011. This will be for all new homes, even without public water, which means that a separate

well might be necessary or have what is called a bladder to hold water and also an energy generator. Perkins made the motion that Richard Raichle attends the PCCA Symposium on February 17 and 18, 2010 for a total amount of \$250.00. Quinn seconded the motion which carried unanimously.

A request to **use the meeting room** was received from Maria Holderness for a Citizens Budget Committee. Mrs. Holderness stated that this was a public meeting and anyone that wanted to come may do so. Perkins made the motion that the meeting room be available for the Citizens Budget Committee on February 16, 2010 at 7:00 PM. Quinn seconded the motion which carried unanimously.

A request to **use the meeting room** was received from the Airedale Terrier Club. Perkins made the motion that the meeting room be available for the Airedale Terrier Club on February 21, 2010 at 1:00 PM. Quinn seconded the motion which carried unanimously.

A request to **use the meeting room** was received from the Pennsylvania Area Virtual Charter School. Perkins made the motion that the meeting room be available for the Pennsylvania Area Virtual Charter School for the Lego Robotics Team Meeting on February 12 and 26, 2010 from 11:00-3:00 PM. Quinn seconded the motion which carried unanimously.

Old Business:

The Township received the renewal agreement for the purchase of renewable energy credits (REC's) from Native Energy. The Township agreed to purchase 20% of its energy from green sources as part of the Green Initiative which started a few years ago. This issue was tabled at the last Board meeting due to concerns the Supervisor Quinn had with the type of energy the Township would be purchasing. The Township has conferred with Native Energy to ensure that the credits are from wind power. Ms. Quinn explained that she had concerns with purchasing methane gas energy credits. This releases ammonia into the air, which is considered pollution. The Township will be purchasing wind generated energy credits which is better for the environment. Perkins made the motion that West Vincent Township purchases 60 MWh of wind-generated electricity from Native Energy for the year 2010. Quinn seconded the motion which carried unanimously.

Frank Tosco came to discuss his potential plan for **1247 Pottstown Pike, Tax Parcel 25-6-6**. The engineer on the project, Anthony Hibbeln presented a sketch plan to the Board. He explained that Mr. Tosco has plans to use the old St. Andrews School building, which is a nonconforming structure, for a pizzeria. This will require a Conditional Use and Zoning Hearing Board Applications, but Mr. Tosco wanted to come to the Board with a sketch plan before submitting applications. Mr. Hibbeln presented a plan that requires several variances, including variances for side yard set back requirements, impervious coverage, parking, and loading zone area to name a few. The proposed restaurant would be developed in phases – depending on the availability of public sewer. Public sewer is

not available at this time at this site, however, public water is. Until the property is connected to public sewer, fewer seats would be available in the restaurant and fewer parking spaces would be proposed. There is an existing sand mound that currently provides sewer disposal for the property. Mr. Tosco has been in conversation with the Chester County Health Department regarding the sewer requirements for a restaurant. He feels that, if there is less parking, the Health Department will allow holding tanks. The structure is a Class 3 Historic Building. With respect to site access, there is currently an existing entrance onto Route 100, but, if the entrance is moved to the northern end of the property, a better sight line would be provided. The proposed plans call for two access points. The stormwater will be handled under the parking lot in stone infiltration beds. Soil testing has started, but no results are back at this time. The Township Zoning Ordinance requires 1 parking spot for every 2 seats. With this sketch plan, Mr. Hibbein is showing 95 seats but only 34 parking spots. Mr. Tosco feels that 1 car per table is enough seating, since he has other restaurants in which this works out. Twenty-two (22) of these proposed seats are outside seating only, and Mr. Tosco would not enclose the porch. Ken Yerger, Carroll Engineering, stated that the plan needs to show his sewer requirements, both with holding tanks and then the completed plan with public sewer. The plans also need to address the phasing between the initial phase and the final phase. Overall, Mr. Yerger noted that the intensity of the use appears to be too great for the size of this property. The Board asked Mr. Hibbein to determine the amount of flow he would need to hook up to the public sewer since this number is important for the planning for the Township Sewer Plant.

New Business:

Supervisor Quinn stated that she would like to have an **Open House on a Sunday for Township** residents to celebrate the end of winter. A date of **March 14, 2010** was chosen, with a snow date of March 21, 2010. This stems from the Sustainability Task Force discussions on community building. This will be held from 4:30-7:30 PM and people should register so the amount of food can be arranged. A light supper of homemade soup, salad and bread will be offered.

T.W. Helwig, 2034 Pottstown Pike, Tax Parcel 25-3-2 came before the Board regarding **2020 Pottstown Pike Tax Parcel 25-3-2** to see what has been done with his request to have it cleaned up. The owner has responded by putting up plywood on the downstairs windows and doors, but the upstairs remains open. Mr. Helwig stated that it is still very unattractive and would like the Township to do something more. Zoning Officer Sandra Cantrell-Edwards will call the owner to have him do some more work on the property and call the Health Department to see if it can be torn down.

Business from the floor:

Sam Cantrell, 15 Saint Andrews Lane, Tax Parcel 25-6-24 came to the Board of Supervisors regarding a fund raising event he plans to have on his farm, Maysie's Farm Fest on May 22nd. This will be a rock festival and because of the crowds expected, Police Chief Swinger informed Mr. Cantrell that it would be a good idea to close St. Andrews

Lane for the time frame of the festival. Chief Swininger informed the Board that with pedestrian traffic, it would be a smart thing to do. He will take care of all the permits required and inform the Fire Department. The Board is fine with this, as long as the neighbors are informed.

Barry DiLibero, 1012 Pottstown Pike, Tax Parcel 25-6-66 came to the Board regarding his Cease and Desist Notice he received from the Zoning Officer. The Township does not have any record of a Use and Occupancy Permit for the business of the property. Mr. DiLibero was offered the opportunity to meet with the Zoning Officer Sandra Cantrell-Edwards and counsel for the Township after the meeting to discuss.

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

Meeting adjourned 10:07 AM.