

**West Vincent Township
Board of Supervisors Meeting**

March 1, 2010

9:00 AM

Attendance: Chairman Kenneth Miller, Vice Chairperson Clare Quinn, Zoë Perkins, Stephen Siana of Siana, Bellwoar & McAndrew, LLP, Township Solicitor, Police Chief Michael Swininger, Township Manager Jim Wendelgass, Zoning Officer Sandra Cantrell-Edwards and Township Secretary Tammy Swavely.

Chairman Kenneth Miller called the meeting to order at 9:05 AM.

The first item of business was to open the bids for Road Materials. The complete chart is attached at the end of these minutes. They were opened by the Board in the following order: Sanatoga Quarry, Glasgow Inc., Highway Materials, Inc., Allan A. Myers, d/b/a Independence Construction Materials, Compass Quarries, Inc. d/b/a Independence Construction Materials, and Cedar Hollow Recycling. These bids will be reviewed and awarded at the next Board meeting.

Reports:

Township Building: No Report.

Township Manager Report: The Township Manager Report for the two weeks ending 2/27/10 was acknowledged as submitted. Mr. Wendelgass added that at a meeting between himself, the Road Master, Ken Miller, Police Chief Swininger, and the Emergency Management Coordinator Jim Gooding, they discussed key issues with regards to the recent Snow Emergencies. The main problem was communication between each other since the cell phone service in this area is poor. Alternatives were explored and a company provided a radio system to test out in the last storm. These worked out very well. Other systems will be tried out as well. For a safer response to emergencies, radios may be the way the Township needs to go.

Active Subdivision List: An Extension Request was received for the **Weyl Subdivision**. Perkins made the motion to approve the extension for the Weyl Subdivision until 5/16/10. Quinn seconded the motion. There was no comment, the motion carried unanimously.

Police Report: The police report for the year 2009 was presented by Police Chief Mike Swininger and was acknowledged as received. This will be on the Police Department website. In summary, the West Vincent Police Department logged a total of 1656 incidents, including 207 traffic stops and 28 traffic details, with 196 citations issued. There were 129 reported crimes, including 28 Part I Offenses and 101 Part II Offenses. There were 47 arrests and 11 DUI arrests.

Bills List: The Bills List was reviewed. Perkins made the motion to approve the Bills List dated 2/26/10 in the total amount \$18,631.44. Quinn seconded the motion. There was no comment, and the motion carried unanimously.

Correspondence:

A letter was received from French and Pickering Creeks Conservation Trust asking for West Vincent Township's support of their annual French Creek Iron Tour on June 13, 2010. Perkins made the motion to support French and Pickering Creeks Iron Tour in the amount listed in the budget of \$1000.00. Miller seconded the motion. There was no comment and it carried unanimously. Ms. Quinn recused herself from the vote.

A letter dated 2/21/10 was acknowledged as received from the Horse-Shoe Trail Conservancy, Inc. thanking the Board for adopting Resolution 9-2010 which supports the PA Highlands.

An e-mail was received from Karin Besier requesting the Township Meeting Room for a Lego Builder's meeting. Perkins made the motion to approve the use of the Township Meeting Room for the Lego Builder's Meeting on March 12 and March 26 from 11:00-3:00 PM. Quinn seconded the motion, there was no comment and it carried unanimously.

An invitation to the 2010 Legislative Reception on March 11, 2010 was acknowledged as received. If any member of the Board wishes to go they should contact Tammy Swavely to make arrangements.

An e-mail was received from Susan Ford, MOMS Club of Pickering Valley requesting to use the park for an Easter Egg Hunt. Perkins made the motion to permit the MOMS Club of Pickering Valley to use the park and gazebo on April 2, from 9:30-12:00 for an Easter Egg Hunt. Quinn seconded the motion. There was no comment, and the motion carried unanimously.

Subdivision/Land Development:

The Promenade at Chester Springs: Greg Adelman, Esq. came before the Board of Supervisors to discuss this project on Route 100, near the intersection of Nantmeal Road. The Applicant submitted a proposed Zoning Amendment to the Planning Commission who did not approve of most of the items. The major issue, according to Adelman, is the proposed size of a single store. Research has been done to determine what type of supermarket would be necessary to make the center viable. Bob Gorland from Matthew P. Casey and Associates, Inc, an expert in the field of Supermarket Feasibility shared his report with the Board. Within a five (5) mile radius, there is only one (1) supermarket, the ACME in Eagle which is considered the primary trade area. Mr. Gorland informed the Board that no supermarket chains are building stores of less than 55,000 square feet. Mr. Miller asked Mr. Gorland whether the Applicant's proposed store would remain viable if the Weatherstone market was built first. Mr. Gorland stated that it would likely result in delaying the construction of the second store for a few years. He feels that this

area could support a second market in 2-3 years. Mr. Miller stated he does not want a large empty building on the site. The Board asked if people really want big stores. Mr. Gorland told the Board that this is not considered big, but an average size store. Ms. Quinn stated that she does not feel that a regular grocery store will get the volume of business necessary to support it and that a smaller market like a Trader Joe's would work better for the area. Mr. Gorland stated that Trader Joe's requires a denser population and a higher traffic count where it locates its stores. The Board asked if smaller stores want to be next to a large grocery store. Mr. Gorland told them that they do from a leasing stand point. The Board told Mr. Adelman that they want a streetscapes center. Mr. Adelman informed them that they would get that with a 55,000 square feet store which would require an ordinance change. Mr. Wendelgass asked what would be included in that number and Mr. Gorland informed him that would be the entire ground floor with the outside dimensions. The Board will consider the Applicant's suggestions.

Old Business:

The property at 2020 Pottstown Pike, Tax Parcel 25-3-29.1 was discussed. Mrs. Perkins suggested having the Open Space Committee determine if this parcel qualifies to have the Township purchase the TDR.

New Business:

Police Chief Swinger gave the 2009-2010 Whitetail Deer Management Report which was acknowledged as received. There was a total of 15 deer harvested throughout the archery season by 22 registered hunters. This report will be on the Police Department website.

The Police Department is in need of a replacement vehicle for their 2004 patrol car. This purchase is included in the 2010 Budget. Perkins made the motion to move forward with the purchase of the 2010 Ford Crown Victoria patrol car in the total amount of \$27,287.00. Quinn seconded the motion. There was no comment and the motion carried unanimously.

The Fee Schedule needs to be changed to reflect the Open Records Act with regards to Police Reports. Miscellaneous Fees now has a category of Accident Reports which are \$15.00 each and Other Police Reports which are 25¢ a page. Under General Permits, a Solicitation Permit is \$50.00 and both the Permit and Renewal Fees were removed. The Security Alarm Registration Fee was also removed; there is no charge for this. Under the Zoning Hearing Board Appeal Fees the Residential Hearing Fee and Residential Special Exception are now \$1500.00. Perkins made the motion that the West Vincent Township Board of Supervisors adopt **Resolution 11-2010** as the Fee Schedule for 2010 in the form submitted to the Board this morning consisting of 6 pages including sections for Residential New Construction, Commercial New Construction, General Permits, Fire-code Official Fees, Board of Appeals Fees, Board of Supervisor Fees, Township Printed materials, Miscellaneous Fees, Subdivision/Land Development Fees, Engineering and Legal fees, Land Planner and Traffic Engineer Fees. This motion was seconded by

Quinn. Barry DiLibero questioned why the change was being made to the Zoning Fees. Mr. Miller stated that the modified charge more accurately reflects what a hearing costs the Township. The motion carried unanimously.

Business from the Floor:

Barry DiLibero asked about the article in the Daily Local News about video taping Township Meetings. Mr. Miller stated that he did not read the article, but the sign that is currently posted asking permission of the Board to tape meetings has now been forwarded to the Township Solicitor for an opinion. Steve Siana stated that his office had prepared a memorandum for the Board outlining the issues and policy considerations regarding recording of meetings. There has been no action taken at this time. The Board had been relying on information from the District Attorney's office. The Board has the right to request anyone video taping the meetings to notify the public. The Board does not mind being videotaped, however, the Board felt that the public might appreciate being notified. The Board will consider a policy for video taping.

Miller announced that there was an **Executive Session** on Tuesday, February 23, 2010 to discuss a real estate matter.

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

Perkins made a motion to adjourn, Quinn seconded, and the motion passed unanimously.

Meeting adjourned 10:28 AM

Respectfully Submitted,

Tammy Swavely
Township Secretary

ITEM NO.	DESCRIPTION	Sanatoga Quarry Unit FOB Plant	Sanatoga Quarry Unit Delivered	Glasgow, Inc. Unit FOB Plant	Glasgow, Inc. Unit Delivered	Highway Materials Unit FOB Plant	Highway Materials Unit Delivered	Allan A. Myers d/b/a Independence Construction Materials Unit FOB Plant	Allan A. Myers d/b/a Independence Construction Materials Unit Delivered	Compass Quarries, Inc. d/b/a Independence Construction Materials Unit FOB Plant	Compass Quarries, Inc. d/b/a Independence Construction Materials Unit Delivered	Cedar Hollow Recycling Unit FOB Plant	Cedar Hollow Recycling Unit Delivered
1	Anti-Skid Type 2	10.25	15.03	9.00	13.60	9.00	14.75	No Bid	No Bid	12.00	18.82	No Bid	No Bid
2	Anti-Skid 6S	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	12.00	18.82	10.05	14.40
3	PSP	83.00	87.78	85.00	90.00	95.00	105.50	90.00	94.47	No Bid	No Bid	No Bid	No Bid
4	2A Crushed Blacktop (Millings)	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	15.00	19.47	No Bid	No Bid	6.15	10.50
5	2A Crushed Concrete	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	6.15	10.50
6	3A Crushed Concrete	5.35	10.13	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	No Bid	6.90	11.25