

West Vincent Township  
Board of Supervisors Meeting

February 9, 2015 7:30 PM

Attendance: Chairman Kenneth Miller, Jr., arriving late, Vice Chairman David Brown, John Jacobs, Allan Greenwood of Siana, Bellwoar & McAndrew, LLP, Township Solicitor, and James Wendelgass Township Manager,

The first item of business was an Agricultural Security Hearing.

Supervisor David Brown began the hearing at 7:30 p.m. Supervisor John Jacobs was also present. Township Solicitor Allan Greenwood stated that this was the public hearing concerning the possible addition of the property of James and Jane Helm into the Township's Agricultural Security Area ("ASA"). Solicitor Greenwood noted that this hearing has been advertised in accordance with statutory requirements. The Solicitor asked if there was anyone present who wished to be a party to the proceedings. No one asked for party status.

Mr. Greenwood stated the Township's Agricultural Security Area ("ASA") was established in accordance with the Pennsylvania Agricultural Security Areas Law. The Township's ASA was last modified in December 2010. By way of general background, an Agricultural Security Area is a tract of agricultural land that has been designated as an agricultural district pursuant to the Agricultural Area Security Law, 3 P.S. 901 et seq. A copy of all of the properties included in the West Vincent Township ASA is available at the Township building. Inclusion into an ASA enables municipalities to cooperate with farmers to encourage long-term commitments of agricultural use in exchange for state-based financial incentives and protection against changes in zoning.

Mr. Greenwood explained that James and Jane Helm, 2563 Veronica Drive, Chester Springs, PA, have applied for inclusion into the Township's Agricultural Security Area for their properties, Uniform Parcel Identifier Nos. 25-10-1.1 and 25-10-1. These parcels are 18.26 acres in total. The Helm proposal has been on file for inspection at the Township building.

In order to be included within the Township's ASA, it must be shown that the property: 1) meets the minimum acreage requirement (of 10 acres) OR otherwise has an anticipated yearly gross income of \$2,000 from agricultural activities; 2) has soils conducive to agriculture; 3) is comprised of viable agricultural land; and 4) that its use is consistent with the Township Comprehensive Plan. Mrs. Helm was sworn in.

QUESTIONS FOR MRS. HELM: 1) This is a joint application of you and your husband and does he approve of the same even though not present this evening; 2) Does the property to be included in the ASA consist of more than 10 acres; 3) Does the property have soils that are conducive to agriculture and is it comprised of viable agricultural land; and 4) Is your operation of the property consistent with the Township Comprehensive Plan (and before you answer that let me ask

Township Manager Wendelgass whether he has examined the application to see if the operation of the property is consistent with the Comprehensive Plan)- do you also agree that it is consistent?

Mrs. Helm answered all the questions in the affirmative.

The Solicitor asked the Township Manager whether the Ag Security Committee and the Planning Commission have made a recommendation regarding the application. He said that both bodies have recommended approval.

Mr. Greenwood noted that the property meets the statutory criteria for inclusion into the West Vincent Township Agricultural Security Area. The Solicitor put into the record several exhibits including the Application, the Proof of Publication, an Affidavit of the Posting of the Property, and a copy of the Notice.

Supervisor Brown asked if there was anything further for the record. Since there was nothing, the hearing was closed at 7:40 p.m.

Mr. Brown made the motion that West Vincent Township approve the inclusion into the West Vincent Township Agricultural Security Area of the property of James and Jane Helm, 2563 Veronica Drive, Chester Springs, PA, U.P.I. Nos. 25-10-1.1 and 25-10-1, and that the Township Staff and Solicitor be authorized to take any and all further steps necessary to consummate such approval. Mr. Jacobs seconded the motion. There was no public comment and the motion carried unanimously.

The Motion was adopted by a vote of 2 (Brown and Jacobs) – 0.

**Public Comment on Non-Agenda Items:**

**Harriet Stone, 1645 Birchrun Road**, thanked the Road Department for taking care of the roads and using less salt and commented on area municipal salary adjustments as documented in a report written by West Pikeland Township.

**Brian Curry, 512 Blackhorse Road** commented on the previously approved Eagle Farms Subdivision.

**Maria Jacobs, 2351 Beaver Hill Road**, commented on the report Mrs. Stone referred to regarding salary increases. This report will be posted in the meeting room for all to see after the meeting.

**Approval of Minutes:**

The minutes of **January 29, 2015** were unanimously approved on a motion by Mr. Jacobs and a second by Mr. Brown.

**Reports** (full copies are attached):

Township Manager Report: The Township Manager Report for the period ending 2/9/15 was acknowledged as submitted.

Road Master Report: Mr. Wendelgass read the attached Road Master Report for the month of January 2015 which was acknowledged as received.

Police Report: The Police Report for the month of January 2015 was presented by Chief Swinger and was acknowledged as received.

Active Subdivision List: There are no pending deadlines.

Bills List: Mr. Jacobs made the motion to approve the Bills List dated 2/9/15 in the total amount of \$90,382.49. Mr. Brown seconded the motion. The Board answered some questions and the motion carried unanimously.

### **Correspondence:**

Field requests for the Spring of 2015 were reviewed and approved by the Park and Recreation Commission. They submit the following for Board approval.

Rectangular Field Requests Spring 2015:

Monday: Coventry Lacrosse (March-June)

Tuesday: GEYA (April 6 - May 29)

Wednesday: Coventry Soccer (April 1 – July 1)

Thursday: Coventry Lacrosse (March-June)

Saturday: Coventry Lacrosse-9:30 am -1:30 pm (March-June)

Sunday: Coventry Soccer-Noon-4:00 PM (April 1 – July 1)

Baseball Field Request

GEYA Little League: Monday, Wednesday, Thursday and Friday evenings

Saturdays 9:00 am – 4:00 pm (March 15-June 30)

Mr. Brown made the motion that the field requests be approved as submitted. Mr. Jacobs seconded the motion. Chip Farnham, 988 St. Matthews Road asked why Owen J. Roberts does not use the field. He has to travel far for their games and the other teams are using this field. Sara Shick, Park and Recreation Commission member stated that Owen J. Roberts has never asked to use the fields. Surveys have been submitted by the leagues and many residents participate in these leagues. There was no further comment and the motion carried unanimously.

An email from Cara Graver, Sustainability Committee, dated February 9, 2015 asking to have the Sustainability Fair on April 18 at the West Vincent Elementary School from 10:00 – 3:00 PM. They plan to have about 30 vendors/exhibitors and locally sourced lunch. The Board discussed this within the close proximity to Community Day on May 9<sup>th</sup>. The Board will approve this event noting that a better date should be chosen next year so as not to conflict with Community Day.

**Subdivision/Land Development:**

Eagle Farms/Toll-Orleans: Ron Brostrom, 2655 S. Chester Springs Road and Jamie Farnham, 2665 S. Chester Springs Road came to the Board to discuss the culverts that Toll Bros. and Orleans are installing in the Eagle Farms Subdivision.

**Old Business:**

Police Employment Contract: This has been approved by the Police Department Counsel and the Solicitor for the Township. Mr. Jacobs made the motion to approve the Collective Bargaining Agreement retroactively from January 1, 2015 through December 31, 2018 including 19 pages. Mr. Brown seconded the motion. Mr. Farnham asked if the salary increases were performance based and the answer was no. There was no further public comment and the motion carried unanimously.

Park Ordinance: A Park Ordinance has been prepared by the Solicitors office and revisions have been put in as per the requests of the Park and Recreation Commission. Mr. Brown made the motion that the Park Ordinance be advertised for adoption. Mr. Jacobs seconded the motion. There was no public comment and the motion carried unanimously.

Stormwater Management Ordinance: The Board discussed whether it should require that a homeowner fund an escrow for the monitoring which the Township does after the installation of the required stormwater facilities. It also discussed whether to require monitoring beyond the 180 period after installation of the facilities. The Board decided to take no action on these issues.

Fellowship Trail: Mr. Wendelgass updated the Board on the progress which has been made.

Sidewalk to West Vincent Elementary School: Mr. Wendelgass updated the Board on the progress which has been made.

**New Business:**

Request for Proposal: A request for proposal has been prepared by staff for the repair to the Griffith Farm porch and Garage. Mr. Brown made the motion that the Request for Proposal be advertised. Mr. Jacobs seconded the motion. George Dulchinos, 1415 Hollow Road, asked why this was being done. Mr. Wendelgass explained that in order to rent out the property, the home needs to be made safe, and the porch is rotting off. The garage is just to get a replacement roof since it is deteriorating. Mr. Jacobs asked if this property was tax exempt. Mr. Wendelgass stated that the farmland surrounding the property is, but not the house. Mr. Miller suggested that the bid be changed to add clean up and disposal of materials for both parts of the project. There were no further comments and the motion carried unanimously.

Meeting Adjourned 8:43 PM

James Wendelgass, Acting Township Secretary