

West Vincent Township
Board of Supervisors Meeting

March 5, 2018 7:00 PM

Attendance: Chairman John Jacobs, Vice Chairman, Michael Schneider, Member, Bernie Couris, and Township Manager Erica Batdorf.

Chairman John Jacobs called the meeting to order at 7:04 p.m.

Chairman John Jacobs announced an Executive Session which took place on March 5, 2018 at 6:45 p.m. to discuss real estate.

Approval of Minutes:

Mr. Schneider made the motion to approve the February 20, 2018 minutes as submitted. Mr. Couris seconded the motion. The Board answered a few questions from the audience and the motion carried unanimously.

Reports:

Manager's Report: Ms. Batdorf gave the Manager's Report for the month which was acknowledged as received.

Bills List: Mr. Schneider made a motion, seconded by Mr. Couris, to approve the Bills List in the total amount of \$271,313.64. The Board answered a few questions from the public and the motion carried unanimously.

Subdivision/Land Development:

Green Valleys Watershed Subdivision Application: Mr. Schneider made a motion to approve the Resolution No. 11-2018 for the Final Subdivision Plan Approval for Green Valleys Watershed Association. Mr. Couris seconded the motion. The motion carried unanimously.

Bryn Coed Blumenthal Subdivision Application: Mr. Schneider made a motion to approve Resolution No. 12-2018 for Preliminary/Final Subdivision Approval for Bryn Coed Farms and Martin & Joyce Blumenthal. Mr. Couris seconded the motion. The motion carried unanimously.

Trevdan Lot 1 – Kanavy Land Development: Mr. Schneider made a motion to approve the Subdivision Extension Request for Trevdan Lot 1 – Kanavy Land Development until June 30, 2018. Ms. Batdorf indicated the applicant has also filed a Conditional Use Application with the Township for the subject property for potential action at the Board of Supervisors meeting on March 19, 2018. Mr. Couris seconded the motion. The motion carried unanimously.

Burch Farm Subdivision: Mr. Schneider made a motion to approve Resolution No. 14-2018 approving the Plan Revision for the Burch Farm subdivision for the new subdivision application for 16 Years, LLC. Mr. Couris seconded the motion. Ms. Batdorf indicated that the 16 Years, LLC subdivision is underway and DEP indicated there are two separate planning approvals which were granted by the Township in previous years on this subject property. The Township needs to revoke the planning approvals so that 16 Years, LLC can continue with new sewer planning. The motion carried unanimously.

Ridings at West Vincent: Mr. Schneider made a motion to approve Resolution No. 15-2018 approving the Plan Revision for the Ridings at West Vincent for the new subdivision application for 16 Years, LLC. Mr. Couris seconded the motion. The motion carried unanimously.

Bryn Coed McGeary Subdivision: The Board acknowledged the receipt of a new subdivision application for the Bryn Coed McGeary Subdivision Application.

Old Business:

French Creek Culvert Replacement Project Update: Ms. Batdorf explained that the Township is working with the property owner along French Creek Road in order to convey their deed to the Township in order to facilitate the culvert replacement needed at this location. Mr. Jacobs commented further that if the negotiations fall through the Township must complete the project and therefore condemnation of the easement area may be needed. Therefore, the two motions presented will allow for both the negotiations with the property owner to continue while also ensuring the Township may condemn for the easement area if needed.

Mr. Couris made the motion to approve Resolution No. 13-2018 authorizing the condemnation of portions of certain real estate owned by the estate of Adele N. Allen located within West Vincent Township, UPI No. 25-4-136, for the purpose of obtaining a temporary construction easement and permanent stormwater easement for the French Creek Road Culvert Replacement Project. Mr. Schneider seconded the motion and it carried unanimously.

Mr. Couris made a motion to authorize the Solicitor's office to prepare a letter on behalf of the Board of Supervisors outlining the Township's intended use of the property. Mr. Schneider seconded the motion and it carried unanimously.

New Business:

Open Space Program: Mr. Schneider made a motion that the Board of Supervisors not authorize any open space expenditures until the Bryn Coed project is complete. Mr. Jacobs seconded the motion. Mr. Schneider indicated that he would like to send a clear message to individuals who are interested in open space projects in the Township. Mr. Schneider commented that he is concerned about the uncertainty of costs associated with the Bryn Coed project.

Ms. Sara Shick, 1201 Davis Lane, commented that the open space maintenance fund was set aside as a cap to spend out of open space funds for this project. Mr. Schneider commented that the maintenance fund was set up this year and the fund can be reviewed annually. Ms. Shick

questioned the cost of demolition for the buildings at Bryn Coed. Mr. Jacobs commented that the maintenance fund is set up for the demolition and the Open Space Act also allows for the use of these funds for a range of development purposes that may be needed as planning continues.

Mr. Couris commented that the Open Space Advisory Board cannot spend money without the authorization of the Board of Supervisors, therefore the motion is not needed. The motion was withdrawn.

Authorize Advertisement for Road Material Bid: Mr. Schneider made a motion to authorize the advertisement of the road material bid. Mr. Couris seconded the motion. Ms. Batdorf indicated the road material bid is an annual bid to obtain supplies for the road crew and also includes the hauling of dirt. Mr. Jacobs commented to the fact that the bid may need to be structured in a way to allow bidders to bid on some items, rather than all items, to seek competitive bids.

Mr. Brian Curry, 512 Blackhorse Road, commented on the road material bid and asked how other Townships dispose of their dirt and if the estimated quantities required in the bid are close to the annual usage of the Department. Ms. Batdorf commented that the quantities are close to estimated values but subject to change due to road projects, and that she will share the comment regarding the dirt with the Road Department for review.

The motion carried unanimously.

Authorize Department of General Services Salt Contract Participation Agreement: Mr. Schneider made a motion to authorize the Department of General Services Salt Contract Participation Agreement. Mr. Couris seconded the motion. The motion carried unanimously.

Cedarville Engineering Jaine Lane Site Survey: Mr. Schneider made a motion to approve the Cedarville Engineering proposal for the Jaine Lane Site Survey Proposal in the amount of \$14,985.00. Mr. Couris seconded the motion. The motion carried unanimously.

Public Comment on Non – Agenda Items:

Sara Shick, 1201 Davis Lane, thanked the Board for her real estate tax bill this year as the Township did not raise taxes. Ms. Shick announced that there is a Spotted Lantern Fly Program on Tuesday, March 13th at the Green Valleys Watershed Association headquarters.

Jane Helm, 2563 Veronica Drive, informed the Board that the flashing lights on the stop sign at S. Chester Springs Road and Rt. 401 are no longer flashing. Ms. Helm indicated she contacted PennDOT who informed her that the lights were temporary and she is concerned about the safety of the intersection moving forward. Ms. Batdorf will follow up with Chief Swinger and PennDOT to obtain information regarding the status of the intersection.

George Dulchinos, 1415 Hollow Road, asked about reviewing an updated map of Bryn Coed provided by Natural Lands. Ms. Batdorf indicated the map is posted on the Township website.

Art Ewell, 972 Fellowship Road, stated there are quarantined areas of the region where you may not take wood from certain locations to other locations due to potential contamination of the environment due to the presence of the spotted lantern fly.

John Eldridge, 1634 Hilltop Road, commented that he has an easement on his property completed by the West Vincent Land Trust, turned over to French & Pickering Creeks Trust. Mr. Eldridge indicated that the Trust has levied additional requirements on his property easement. Mr. Eldridge informed the Board there are many restrictions imposed as part of a conservation easement and the Board should review these terms in anticipation of acquiring the Bryn Coed park parcel.

Meeting adjourned 8:15 p.m.

Respectfully Submitted,

Erica L. Batdorf
Township Manager