

West Vincent Township
Board of Supervisors Meeting

March 19, 2018

7:00 PM

Attendance: Chairman, John Jacobs, Vice Chairman, Mike Schneider, Member, Bernie Couris, Joseph J. McGrory, Jr. Esq., Township Solicitor, Bryan Kulakowsky, Township Engineer, and Erica Batdorf, Township Manager.

Chairman John Jacobs called the meeting to order at 7:06 p.m.

Chairman John Jacobs announced an Executive Session which took place on March 19, 2018 at 6:00 p.m. to discuss real estate, legal and personnel matters.

Approval of Minutes:

Mr. Schneider made the motion to approve the March 5, 2018 minutes as submitted. Mr. Couris seconded the motion. The Board answered a few questions from the audience and the motion carried unanimously.

Reports:

Police Report: Chief Swinger gave the Police Report for the month. Jane Helm, 2563 Veronica Drive, inquired as to the status of the flashing lights located at the stop sign at Rt. 401 and South Chester Springs Road. Currently the lights are not flashing. Chief Swinger indicated that PennDOT stated they would extend the period to have the lights actively flashing for an additional thirty days. Staff will review the possibility of procuring Township owned lights for this location. The Police Report was then acknowledged as received.

EAC Report: Vic Laubach, Chair of the Environmental Advisory Council (EAC) reported on two topics of interest to the EAC. The EAC has determined there are many historic issues the committee has been tasked with over the past year and the formation of a specific Historic Resource Commission may be warranted. In addition, the EAC is working on a tree recognition program and hope to launch this at the Festival in the Park event on June 9, 2018. Mr. Jacobs suggested a workshop meeting between the EAC and the Board to better understand the concept of establishing a Historic Resource Commission would be helpful. Ms. Laubach agreed, and a joint workshop can be planned for the next EAC meeting.

Jane Helm, Vice – Chair of the EAC, provided an overview of the new Heritage Tree Recognition Program. Ms. Helm reported that the Heritage Tree Recognition Program is an initiative of the EAC which contributes to the EAC's mission to educate citizens about the value of natural resources in the Township by recognizing notable trees. A subcommittee of the EAC in conjunction with any interested volunteers, will be responsible for reviewing applications for consideration as part of the program. The program is completely voluntary. Trees and groves located on a property in the Township can be nominated by citizens and committee members

through a nomination form. Property owners will receive a small placard designating their property as the home of a West Vincent Heritage Tree. Information will be distributed to the community once the program is in final form.

Bills List: Mr. Schneider made a motion, seconded by Mr. Couris, to approve the Bills List in the total amount of \$72,700.03. The Board answered a few questions from the public and the motion carried unanimously.

Correspondence:

Ms. Batdorf read a letter from Candace Scheirer, 36 St. Andrews Lane, to the Police Department thanking them for their assistance and helpful service involving her horses who got loose while she was out of town.

Subdivision/Land Development:

Conditional Use Application Kanavy/Trevdan Lot 1 Public Hearing: Mr. McGrory opened the Public Hearing at 7:20 p.m. The Applicant was unable to attend the hearing scheduled for this evening and requested that the hearing be continued to April 16, 2018 at 7:00 p.m. Mr. McGrory asked if anyone had appeared this evening and no one indicated they were present for the hearing. Mr. Schneider made a motion to continue the hearing to April 16, 2018 at 7:00 p.m. Mr. Couris seconded the motion. The motion carried unanimously.

Open Space Advisory Board Public Hearing: Mr. McGrory open the Public Hearing at 7:25 p.m. Mr. McGrory entered several exhibits into the record. Sara Shick, 1201 Davis Lane asked if there were any changes made to the Ordinance as advertised. Mr. McGrory stated no, and read the revised section aloud. Ms. Shick expressed there could be an issue of continuity on the Open Space Advisory Board as a result of this revision. Ms. Shick asked what was wrong with the Ordinance in May of 2017 when the Board revised the Ordinance. Mr. Schneider commented that the composition of the Board needed to be revised as the Ordinance, at that time, called for a member of the Board of Supervisors to be a member of the Open Space Advisory Board, which was a conflict per the second class Township code.

With no additional comments, Mr. McGrory closed the hearing. Mr. Schneider made a motion to approve Ordinance 181-2018 Amending Township Ordinance 99-1999 to amend the Vacancy Requirements of the Township Open Space Review Board. The motion was seconded by Mr. Couris and carried unanimously.

Open Space Projects: Mr. Couris recently reviewed the Township open space fund balance and the Township's present financial commitments for the Bryn Coed project. Mr. Couris commented that there are open space funds that are not committed to Bryn Coed at this time and the Cutler Group, owner of land located at 1905 Beaver Hill Road, is interested in an open space preservation project. Mr. Couris expressed he reached out to Pam Brown of the West Vincent Land Trust for additional information.

Ms. Brown indicated that West Vincent Land Trust assists property owners with open space projects related to conservation easements. Ms. Brown indicated that they have reached out to Dick McBride of the Cutler Group to have an appraisal completed for their property. Ms. Brown indicated Mr. McBride accepted their offer to have the appraisal completed and discuss an open space preservation strategy. Ms. Brown commented that an appraisal can help provide necessary information to begin looking for funding to put together a funding package for a conservation plan. This open space project can be put together through a variety of funding sources and a partial commitment from the Township. Ms. Brown then introduced Bob Casciato, 1769 St. Matthews Road, to revisit the discussion regarding demolition costs associated with the Bryn Coed project.

Mr. Casciato expressed the Township should evaluate the negotiations with Natural Lands in order to save money on this project. Mr. Casciato commented that managing a demolition project costs a significant amount of money including engineering, project management, the demolition itself, and potential change orders involved with the project. Mr. Casciato commented that the Township could save money by having Natural Lands manage and complete the project as a privately managed project. Mr. Casciato commented he is willing to offer his services for the project as it moves forward. Mr. McGrory commented that the demolition of buildings at the Bryn Coed park parcel is a public project at this point.

Mr. Couris expressed a desire to consider alternatives to enable the Township to complete both the Bryn Coed and Cutler projects. Mr. Couris questioned whether the project could go out to bid to obtain a firm price for demolition. Mr. Casciato commented that a clear specification to guide the process will help the Township obtain a quality proposal. Mr. McGrory indicated the Township is very close to finalizing the terms of the Township's agreement with Natural Lands for the acquisition of the 72 acre park parcel. Mr. Jacobs recommended that the Board and Open Space Review Board conduct a joint workshop meeting to have an open discussion to understand the goals and efforts of the committee.

Jody Segal – Reinbold, 1201 Green Lane, Chair of the Open Space Advisory Board, invited the Board to their next Open Space meeting on Monday, March 26, 2018 at 5:00 p.m. Ms. Segal – Reinbold informed the Board that they review the open space funds on a monthly basis and discuss priorities. Ms. Batdorf will advertise the meeting.

Jennifer Munson, 1974 Beaver Hill Road, commented that she lives close to the Cutler property and asked if there are restrictions on the open space funds received by the Township. Mr. Batdorf responded that the expenditure of open space funds must be in accordance with the PA Open Space Law. The Law was amended in 2013 to allow for 25% of the total accumulated balance of open space funds to be used for development purposes, including demolition activities.

Sara Shick, 1201 Davis Lane, indicated there are excess open space funds that could be used for other projects and asked why these funds are not being considered for opportunities presented at this time. Mr. Schneider indicated that those funds could be used for a variety of uses and there are several opportunities for the Township to review.

Mr. Couris commented that the Cutler property has some important environmental elements and the scenic viewshed is especially significant. These factors enhance the significance of the project

for the Township. Ms. Segal – Reinbold indicated that the Open Space committee works diligently to rank the various properties and takes into account these factors as well as if the property is adjacent to preserved land and if the property owner is interested in pursuing a project. These matters can be discussed at the next workshop meeting.

Authorize Advertisement for Road Paving: Mr. Schneider made the motion to authorize the advertisement of bids for Township road paving projects. Mr. Kulakowsky commented that the Township is looking to on Schoolhouse Lane from St. Matthews to Flowing Springs Road, and Flint Road. Mr. Couris seconded the motion and it carried unanimously.

Authorize Advertisement for Chip Seal of Township Roads: Mr. Schneider made the motion to authorize the advertisement of bids for Township chip seal of Township roads. Mr. Kulakowsky indicated that the roads include Springlea Lane, Nantmeal Road, Hilltop and Sheeder Mill Road, Bartlett Lane, Cooks Glen Road, and St. Andrews Lane.

Authorize Advertisement for French Creek Road Culvert Replacement: Mr. Schneider made a motion to authorize advertisement of bids for the French Creek Road Culvert Replacement. Mr. Couris seconded the motion. The motion carried unanimously.

Authorize Advertisement of Ordinance Adopting Bucks County Water & Sewer Authority Fat, Oils, & Grease Regulations: Mr. Schneider made the motion to authorize the advertisement of the Ordinance approving in part certain regulations adopted by Bucks County Water and Sewer Authority related to the installation and regulation of oil and grease interceptors and/or traps for all industrial, commercial, and institutional establishments and providing penalties for the same in the even to violations of the ordinance. Mr. Couris seconded the motion and it carried unanimously.

Authorize Advertisement of Ordinance Adopting Bucks County Water & Sewer Authority Rules & Regulations: Mr. Schneider made a motion to authorize advertisement of Ordinance establishing and adopting certain rules and regulations concerning the use of the sewer and sewer system. The motion was seconded by Mr. Couris and carried unanimously.

Parks & Recreation Commission Appointment: Mr. Schneider made a motion to appoint Jennifer Hillegas to the Parks & Recreation Commission. The motion was seconded by Mr. Couris and carried unanimously.

Public Comment on Non-Agenda Items: Sara Shick, 1201 Davis Lane, asked if the tar and chip application would improve the surface of the steel plate on Davis Lane. Mr. Kulakowsky responded that the tar and chip application would not be a suitable surface for this location.

Mr. Kulakowsky reported that the Jaine Lane survey will begin during the week of March 26, 2018.

Mr. Jacobs announced an Executive Session at 8:15 p.m. to discuss Personnel.

Meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Erica L. Batdorf
Township Manager