

EAST MARLBOROUGH TOWNSHIP BOARD OF SUPERVISORS

Meeting of the Board – January 2, 2007

Chair Cuyler H. Walker called the meeting to order at 7:30 p.m. in the Township Building. Board members Richard P.S. Hannum, Robert F. Weer, Eddie G. Caudill and Richard E. Hicks were also present, as was Solicitor Fronefield Crawford, Jr. The following positions were approved by vote:

Chairman abstaining)	Cuyler H Walker (4-0, with Mr. Walker abstaining)
Vice-Chairman	Richard E. Hicks (4-0, with Mr. Hicks abstaining.)
Manager/Secretary/Treasurer	Jane R. Laslo (5-0)
Codes Enforcement Officer	Jane R. Laslo (5-0)
Building Inspector abstaining)	Eddie G. Caudill (4-0, with Mr. Caudill abstaining)
Solicitor	Fronefield Crawford (5-0)
Sanitary Engineer	Mark Prouty at URS, Inc. (5-0)
Traffic Engineer	Traffic Planning and Design (5-0)
Plan Review Engineer	Jim Hatfield at VanDemark & Lynch (5-0)
Road Liaison Supervisor	Robert F. Weer (4-0, with Mr. Weer abstaining)
Planning Consultant	Glackin, Thomas, Panzak (5-0)
Roadmaster	Eddie G. Caudill (4-0, with Mr. Caudill abstaining)
Assistant Roadmaster	Dennis Mellinger (5-0)
Registered Elector	Mark Benzel (5-0)
Emerg. Mngt Coordinator abstaining)	Robert F. Weer, Jr. (4-0, with Mr. Weer abstaining)
Voting Delegate to PSATS	Richard E. Hicks (4-0, with Mr. Hicks abstaining)\
Library representatives	Jon Olson and Bill Landmesser
KARPC rep	Richard P.S. Hannum, Richard E. Hicks as alternate (3-0, with Messrs. Hannum and Hicks abstaining)
Fire Marshall	Chief of Po-Mar-Lin Fire Co. (5-0)
Chief of Police	Gerald Davis (5-0)
Safety Liaison	Robert F. Weer (4-0, with Mr. Weer abstaining)
Meeting Time/Place	Township building, First Monday of each month, except for September, which will be Tuesday, 9/4/06.
Bill-paying meeting	Third Tuesday of each month, at 7 a.m.
Treasurer's Bond	\$2,000,000
Depositories Authorized	PLGIT, First National Bank of Chester County, Wachovia, DNB 1 st . and Boenning and Scattergood (4-0, with Mr. Walker abstaining.)

Minutes of December 2, 2006. By unanimous vote (5-0), the minutes were approved, with corrections:

- a) Sanford Tract; the site inspection was scheduled for December 11, 2006.

- b) Willowdale Chapel should have noted a Board request for drawings showing elevations, and effectiveness of proposed screening landscaping.

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PUBLIC COMMENT PERIOD.

Mr. Weer asked about the status of the Plymyer property and the unsafe structures; the 30-day compliance period expires in mid-January.

Stengel Escrow Release. By unanimous vote (5-0), the Board approved the release of \$38,039.95 of escrowed funds.

Walgreen's Escrow Release. By unanimous vote (5-0), the Board approved the release of \$31,852.59 of escrowed funds.

Kennett Run. Race Director, Len Bieberbach, explained the course and plans for 2007 and presented a copy of an insurance certificate for a previous year, showing East Marlborough as an additional insured. The Board requested that Mr. Bieberbach:

- a) Provide evidence that the insured, Rotary International, has sufficient assets to cover the \$250,000 of self insurance,
- b) Meet with Race Directors to make a good-faith effort to investigate alternate course routes to avoid having runners on Route 82, and
- c) Meet with Chief Davis to review traffic control.

Shoppes at Longwood – Staples Store. Eric Lowry of Vollmer Assoc. represented the applicant. By unanimous vote (5-0), the Board approved the Final Land Development Plan, pending a Declaration of Covenants pertaining to the maintenance of the storm water management system.

Kennett Chevrolet – Amended Conditional Use Order. The amended plan provides for an additional 3,500 square feet of floor space, to be located in a mezzanine, making the total square footage 94,200. By unanimous vote (5-0), the Board approved the additional square footage, as well as four other changes, specifically: a) pledge to make every effort to preserve two large specimen trees, b) contingency plans in the event that the specimen trees must be removed, c) submission of a truck-turn analysis, with the land development plan, and d) compliance with the Township's recommendation regarding lighting. The full Order was then approved by unanimous vote (5-0).

Dr. Randy Eckman – Revised Landscape Plan. Landscape Architect, Tom Kummer and legal counsel Michael Naseef represented the proposal. The Board voted unanimously (5-0), to support the request for a variance from limited landscaping requirements, provided that a Memorandum of Agreement be recorded, providing that if

the two properties are every sold separately, the landscaping between the two lots would be provided in accordance zoning regulations.

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Pulte Fence Delineating Wetlands. Craig Sullivan, representing Pulte, requested relief from the post and rail fencing shown on the Final Land Development Plan. The Board requested adherence to the plan providing for the fencing.

Contaminated Wells on Dean Drive. Residents Bob Kane, Andy Jenkins, and Norbert Aubuchon spoke about their efforts to get public water for the area, in light of the MTBE found in some of the wells. They will be meeting with Chester Water and will keep the Township informed of their progress.

Willowdale Chapel – Landscaping and Buffering, Access from Route 82. Ken Eland represented the land development plan. He showed sketches of proposed landscape buffer areas between the parking lot and the Pratt property. The Board also discussed the access points from Route 82 and potential problems with backing up traffic for left turns into the Chapel. The supervisors requested that Mr. Eland return to the February 5 Board meeting with: a) a better-designed plan for the landscaping and buffering, showing elevations, dimensions, scale; and b) a queue analysis to better determine need for any changes to Route 82.

Sanford Subdivision Plan. No one was present for the plan; no action was taken.

Kennett Country Club. The Board discussed two trees that were scheduled to be maintained, by installing a retaining wall. Both trees are in questionable condition. The supervisors decided that any changes could be approved as a field change upon the recommendation of our consultants.

Treasurer’s Report. By unanimous vote (5-0), the attached report was accepted as prepared.

Bills. The attached list of invoices was approved for payment, with each supervisor abstaining on any single item with a perceived conflict. The totals approved:

General Fund	\$45,567.90
Payroll	\$37,292.97
Sewer Fund	\$11,890.24
Dev. Fund	\$ 112.00

The meeting was adjourned at 9:42 p.m., at which point the Board went into executive session to discuss personnel matters.

EAST MARLBOROUGH TOWNSHIP

Jane R. Laslo, Manager/Secretary