

EAST MARLBOROUGH TOWNSHIP BOARD OF SUPERVISORS

Meeting of the Board – April 2, 2007

Chairman Cuyler H. Walker called the public meeting to order at 7:30 p.m. in the Township Building with a pledge of allegiance. Board members Richard P.S. Hannum, Robert F. Weer, Eddie G. Caudill, and Richard E. Hicks were also present, as were Solicitor Fronefield Crawford, Jr. and Engineer James A. Hatfield.

Minutes of March 5, 2007. By unanimous vote (5-0), the Board approved the minutes of March as prepared.

Stengel Welding Escrow Release. By unanimous vote (5-0), release #7, in the amount of \$56,175.00, was approved.

Willowdale Chapel – Easter Service at Willowdale Steeplechase Site. Ms. Codichini was present to give details on emergency services, traffic control and parking for the proposed event. The supervisors had no opposition to the event.

Glenelg Subdivision – Lot Consolidation Plan – Rob Pearson was present to present the plan. There was no action on the Final Plan.

Thompson Child Care Conditional Use Order. Supervisors Hannum and Caudill said they would not participate in the decision because they had missed the hearing and did not read the transcript. The remaining supervisors discussed and approved (3-0, with Messrs Hannum and Caudill abstaining) each item in the order: 1) Dealing with conversion of the building and compliance with all testimony, 2) Noting that the requested maximum of 150 children would need a variance from the Zoning Hearing Board, 3) providing that the exterior of the building must be as originally approved in the Beiler-Campbell Order, 4) Providing that all signage must be reviewed and approved by the Board of Supervisors, 5) Establishing a Highway Improvement fee of \$19,200, 6) Stipulating that a minimum of 15 parking spaces be reserved for drop off and pick up of children, together with signage and enforcement of parking, 7) Limiting special events to a maximum of three per year, and requiring that they not begin earlier than 5:30 p.m. on business days, 8) Stipulating that all regulatory permits be obtained, and 9) Providing for modification of the terms of this order, without reopening the hearing. In a separate vote (3-0), the Board adopted the entire order.

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Kennett Chevrolet – Preliminary Plan. Bryan Kulakowski of DL Howell, and Gerald Byrnes, owner represented the application. The Board voted unanimously (5-0) to approve the preliminary plan, subject to the following conditions:

The revised design of sanitary sewer is reviewed and approved by URS, Inc.

Kennett Township grants preliminary plan approval,

The plans are in compliance with all recommendations of Glackin Thomas Panzak,

The exterior façade is as shown, is as close as possible to the colors in the Longwood Shoppes, and there is a solid 18 inches of matching masonry from the base of the building, and

The plans are in compliance with all recommendations of Traffic Planning and Design.

St. Michael Lutheran Church – Final Plans. Action tabled pending more information on the proposed continued use of on-site sanitary facilities.

Dean Drive Water Service. Rick Giangiulio of Aqua PA, as well as Dr. Whitlock and Mr. Aubuchon of Dean Drive were all present to request that the Township support an application to the PA PUC for adding the Dean Drive homes to the area serviced by Aqua PA. The Supervisors voted unanimously (5-0) to provide a letter supporting the change in territory, provided we have a signed letter from Chester Water Authority agreeing to the change.

Traffic Improvements at Route 82 and Route One Overpass. The Township has received a proposal from Traffic Planning & Design for designing improvements, including a signal at the southern end of the overpass and widening the northbound exit ramp to accommodate two lanes. Kennett Township is separately pursuing a modified “pork chop” configuration which will permit only right turns into and out of Cedarcroft Road. Mr. Caudill strongly feels that left turns should be permitted into Cedarcroft Road from Route 82 and will notify Kennett Township. Prior to proceeding with authorizing the design work, the Supervisors want assurance that Penn DOT will approve the proposed signal.

Folly Hill Vineyards – Update. The Vineyards was represented by Bruce Rodger, Esq. Some neighbors of the vineyard were in attendance, including Mr. & Mrs. Nicholas LaPara, and Mr. & Mrs. Andrew Combs. There apparently has been adherence to the cease order, issued in June 2006. The appeal of that enforcement letter has been continued by the Zoning Hearing Board, in an attempt to reach an agreement between the neighbors and the Vineyard owners, Mr. & Mrs. Sowers. Solicitor Crawford said that he would prepare a recommendation to the Board of Supervisors prior to the May 7, 2007 Board meeting.

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Route One Improvements. The Gannett Fleming design is nearing completion. We will be finalizing the rights-of-way and construction easements needed for the improvements. We are still targeting a date of mid-2008 to start construction. There is a meeting scheduled next week among Kennett Township, Penn DOT, Longwood Gardens, emergency services, and East Marlborough to discuss traffic control during the construction.

Bills. By unanimous vote (5-0), with each supervisor abstaining on any item with a perceived conflict, the Supervisors approved the attached list of invoices;

General Fund	\$56,050.37
Sewer Fund	\$39,989.66
Payroll	\$53,594.91
Development Fund	\$ 5,026.02

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

April Road Report. By unanimous vote (5-0), the amended report was accepted.

First National Bank at Beiler-Campbell Center. Supervisors asked that the plans be reviewed for compliance with the policy requiring of a minimum of 18 inches of masonry at the base of all glass windows. If needed, we will ask Solicitor Crawford to notify the bank management of the policy.

Moorea Marketing Request for Activity Permit on Willowdale Steeplechase Grounds. The requested event is scheduled for June 2nd and 3rd, 2007, and proposes 1200 vehicles at a “wine and music festival” with a number of food and craft booths. The supervisors did not see compliance of this type of event with the WMU Zoning District. The sponsors will be asked to attend May 7, 2007 public meeting.

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Bids for Road Materials. All materials were bid through the Municipal Cooperative of Southern Chester County. The Board voted unanimously (5-0) to accept the low bidders with estimated annual costs:

Road Oil	Asphalt Industries	\$16,100.00
Stone	Martin Limestone	\$21,717.60
Line Painting	PSX, Inc.	\$14,590.00
Fuel	Alger Oil Co.	\$22,172.50

Regulations for Fencing. The Supervisors will look at standards regulating type and height of fencing.

The meeting was adjourned at 9:45 p.m.

EAST MARLBOROUGH TOWNSHIP

Jane R. Laslo, Manager/Secretary