

EAST MARLBOROUGH TOWNSHIP BOARD OF SUPERVISORS

Meeting of the Board – December 1, 2008

Chairman Cuyler H. Walker called the meeting at 7:30 p.m. in the Township Building by leading the group in the pledge to the United States flag. Supervisors Richard E. Hicks, Eddie G. Caudill, Robert F. Weer, and Richard P.S. Hannum were also present, as were Solicitor Fronefield Crawford, Jr. and Engineer James A. Hatfield.

Minutes of November 3, 2008. By unanimous vote (5-0), the Board approved the minutes, as prepared.

Public Comment Period. There were no comments from the public.

Grace Fellowship Church – Escrow Release. By unanimous vote (5-0), the Board approved Release # 1 in the amount of \$11,004.

Road-Con, Inc. Intersection of Rts. 82/1. By unanimous vote (5-0), the Board approved payment #2 from the State Fund, for work completed on the intersection.

Unionville-Chadds Ford School District Land Development Plan. Christine Sellers, R.L.S., from ELA, presented the combined Preliminary/Final plan. Rick Hostetler from the School District was also present. There was discussion about: a) Traffic-calming islands which would serve the dual purpose of providing a stopping place for pedestrians crossing Route 82, and b) additional right-of-way needed from the School District for the proposed bike lanes. Although the District requested no action at this time, it was noted that the LD plan may require variances for the new parking areas, which will not provide curbing, and for the parking-lot landscaping, which may not meet the strict terms of the Zoning Ordinance.

Route 82 Bikeways. Don Jacobs, P.E., of Traffic Planning and Design, presented a draft of the Pennsylvania Community Transportation Initiative (Smart Transportation Project) Application, which may provide additional funding for Route 82 improvements near the area of the District Schools, as well as provide a basis for a reduced speed limit along Route 82. By a vote of 4-0, with Mr. Weer abstaining, the Board approved the PCTI Submission to PennDOT for the reduced speed limit, as well as the Safety submission and preliminary draft of the bikeways design, to be submitted to Delaware Valley Regional Planning Commission.

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Unionville Park. Ann Marchino, RLA of Glackin Thomas Panzak, presented two alternatives for moving ahead with plans for developing the land in Unionville into a local park. Alternative # 1 is to apply for a planning grant from Department of Conservation and Natural Resources, with a deadline of April 2009. This would provide funding to develop a Master Site Plan, including an analysis of the site and the recreational needs of the area. Alternative #2 is to fund the Master Plan with local funds, at an estimated cost in excess of \$30,000. Alternative #2 also makes park funding more difficult to achieve. By unanimous vote (5-0), the Board agreed to move ahead with Alternative #1, seeking the funding for the Master Site Plan.

New Bolton Center. The Land Development Plan was presented by Paul Steege, of Steege Architects; Brenda Loewen, of University of Pennsylvania facilities; Harry Wilson and Bill DiCarlo of Mainstay Engineering. The University was seeking a combined Prelim/Final Land Development approval. A letter had been received from Don Wells, of Po-Mar-Lin Fire Company, accepting the traffic layout for emergency services access. Additionally, minutes of a meeting held with the adjacent property owner, Donald and Marie Byrne, were submitted. The University agreed to provide plantings to screen and buffer the new buildings, to work with PECO to try to locate utility poles on the west side of Byrd Road, to review and try to improve the existing drainage problems on the Byrne property, and to reduce the exterior nighttime lighting. By unanimous vote (5-0), the Board approved the land development plan, subject to: a) Final review by VanDemark & Lynch to determine that all of the notations on the plan are satisfactory and all outstanding items are included, b) Establishment of both a land development agreement as well as an escrow to secure the completion of certain provisions of the plan, including landscaping and storm water management facilities.

Whitewing Farm – North. Barry Stingel of Hillcrest Associates requested a ruling from the Supervisors on the removal of the large Norway maple tree near the drainage swale. The Supervisors felt that the large tree is a focal point of the property and frames the landscape. They ruled that the tree should be preserved.

Budgets for 2009. By unanimous vote (5-0), the Board adopted the attached budgets, unchanged from the draft budgets presented at the November 2008 meeting, showing the following projected totals:

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General Fund -\$1,892,322 – based on an Assessed Valuation of 695 Million, a tax rate of 1.05 mills for general tax purposes, .183 mills for support of the Bayard Taylor Library, and .20 mills for Open Space.

State Fund - \$322,820

Sewer Fund - \$1,494,369

Route One Design Contract. Gannett Fleming, the design engineer working on the Route One design, submitted a 5th supplemental contract, requiring an additional budget of \$19,190.74. By unanimous vote (5-0), the Board approved the expense.

Resolution 08-18. By unanimous vote (5-0), the Board approved the resolution stipulating that the Township will provide no winter maintenance on certain unimproved portions of Byrd and Wollaston Roads.

Demolition of Barn on Eckman Property. The Board took note of the fact that Dr. Joseph Eckman had violated several ordinances by beginning demolition of the historic barn on his property at Willowdale without first consulting the Historic Commission and seeking a demolition permit from the Township. Additionally, Dr. Eckman has apparently placed new wall signs on the end of his medical buildings; the wall signs appear to exceed the ordinance-regulated limit, and were installed without benefit of permits. The Township will pursue avenues of enforcement with Dr. Eckman.

Zoning Ordinance Amendments. The Chester County Planning Commission had made some recommendations in its review of the proposed zoning ordinance amendments. Mr. Walker will incorporate some of the recommendations and we will re-submit to the Township and County Planning Commission. A public hearing to receive input will be held on January 5, 2009 at 7:10 p.m., immediately following the Township Reorganization.

Bills. By unanimous vote (5-0), with each supervisor abstaining on any specific item which may represent a conflict, the Board approved the attached list of invoices for payment, with the following totals:

General Fund	\$33,470.17
Payroll	\$58,100.87
Sewer Fund	\$10,600.35
State Fund	\$68,290.20

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Development Fund \$ 2,980.60

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

The meeting was adjourned at 11:17 p.m.

EAST MARLBOROUGH TOWNSHIP

Jane R. Laslo, Manager/Secretary