

May 19, 2010

The Board of Supervisors of Pennsbury Township held a regular meeting on Wednesday, May 19, 2010. Messrs. Fenton, Scottoline, McIntyre and Oeste were present and the minutes approved as submitted.

Zoning Amendment – Public Hearing – Attorney Tom Oeste opened the hearing. The zoning amendment dealing with historic structure, Chapter 162, was duly advertised for adoption. Mr. Oeste gave a brief summary of the changes proposed mainly dealing with the demolition of historic structures in the township. A resident asked if the changes affect the recent historic survey and Mr. Oeste replied no. With no further discussion Mr. Oeste closed the hearing. The Board made a motion to adopt the zoning amendment as advertised, it was seconded. There was no further discussion and all were in favor – motion carried.

Pennsbury Hills – Sewer Petition – Mrs. Friel who lives on West Pennsbury Way submitted to the board a petition signed by some of the residents of East and West Pennsbury Way asking the township to consider public sewers for their area. She said she has had her house on the market for over a year and cannot get her sewage system certified as required by real estate and lending firms. She stated that there are many other systems in her area that are not operating according to county health department rules but no one wants to report this. Mr. Scottoline stated the township has had no report from the County Health Department, our SEO, that any systems have failed in Pennsbury Hills. He gave a brief synopsis of the procedure for testing systems and the status of negotiations with a developer to put in a community system in the Chadds Ford West area which might accommodate future users like Pennsbury Hills. A number of options were discussed including the potential for tying into the plant at Ponds Edge and the potential for bringing in water from the Chester Water Auth. that would give property owners more flexibility with their on-lot systems. It was also stated by Mr. Scottoline that installing a swimming pool on small lots is a bad idea because it forecloses on alternate septic sites on the lot. The township has asked our sewage consultant, Castle Valley, to help the Township to produce a “white paper” stating what options there are for homeowners in the area in the near term and longer term. Public sewers are not something that can be put in now. We will mail this paper to all residents in Pennsbury Hills. It was also stated that it is not uncommon for the cost to hook up to a central sewage plant could be on the order of \$25,000 per home according to the Township Sewage Consultant and the residents would have to pay this. Mr. Scottoline stated that large lot sizes are necessary for homes if they wanted a swimming pool. Most lots in Pennsbury Hills are approx. 0.5 acres. There are a number of lots in Chadds Ford Knoll that are less than 0.6 acres.. Both communities have been around since 1950’s and 1960’s.

Manager Kathleen Howley reported the following:

- The township owned lot on Wedgewood Drive is advertised for bid and opening will be at the June 16th Board meeting. Four requests for bid packages have been received so far.
- Scenic Byway Agreement – the Board would like to amend the agreement with regard to tenure of representatives on that board. Attorney for the Byway Committee and our township will discuss and draft mutually acceptable language before the Board will sign.
- **PEMA Resolution** – DAP2 Designation of Agent Resolution was adopted and signed by the Board designating Kathleen Howley as the township agent.
- **Cossart Road** – Mr. Alteri and Mr. Buccini were present and asked the township for help in deterring illegal activity and harassment by young motorists on Cossart Road at all hours of the day and night. They said it is increasingly becoming a major problem again. The road was closed for a year in the 1990's and they said that helped to decrease mischief activity. They said the state police radio frequency is poor along Cossart Road because of tree coverage and they have contacted state police numerous times. The Board stated they would be meeting with the state police in the next few weeks and will discuss what options there are for a resolution to this problem.
- Phila. Airport Study – alternate A was picked by FAA for construction of a new runway and plane traffic patterns. A web site was given to residents for more information on this.

The Road Department report was read by Ms. Howley. She also stated there was additional monies in the LED traffic light grant and 3 generators for our lighted intersections were bought. This will allow our traffic lights to work during a power outage.

Engineering Report

- The Springdale Farm plans were recorded along with documents and file copies were given to the township.
- The township received a request from Frone Crawford extending the time for the PVA final plan review to July 31, 2010. The Board moved to accept the new date and motion carried.
- Hawks Crest Escrow – Mr. Houtman sent an escrow release #8 in the amount of \$101,202.90 for approval to the Board. The Board moved and passed to approve and sign the release. It was noted that Mr. Spano owes the township approximately \$4500 in engineering review fees which he has not paid.
- Barrett Subd final approval – Jim Fritsch from Register Assoc was present to request final approval. The plan is a lot line change amongst

family members. The Planning Commission recommended approval with the condition that Mrs. Bruhin's lot passes the sewage testing and for replacement which it did. The Chester Co. Plan. Commission noted in their review that the land is noted as rural landscape and should be encouraged not to further subdivide. The Board approved the final plan with the condition that the applicant prepare and record deeds merging the lots and prepare and record an access cross-easement agreement. The resolution adopted is attached as Exhibit A. The final plans will be released to the applicant when these conditions are met and all review fees paid.

- Buccini Driveway Waiver – applicant is requesting a waiver from the 16 ft minimum driveway regulation. There will be only 2 homes that will use the driveway and it presently has large trees lining the way which he does not want to cut down. The Board passed a resolution (attached Exhibit B) to approve the waiver based on the above information and conditioned upon a restrictive covenant is recorded against the remaining 6 lots requiring a street or driveway access be constructed in compliance with township ordinances prior to or contemporaneously with development of the remaining 6 lots.

The Board moved to recommend appointment of **Lloyd Roach** as the township **Emergency Management Coordinator** and the motion was seconded.. Mr. Roach holds this position in Birmingham Township and has all the credentials and training in place. He will be paid a small annual fee to represent our township. With no further discussion the Board voted unanimously to recommend his appointment by the state of PA.

Lynn Luft gave a report on Planning Commission activity. A bill list dated May 19, 2010 numbering 11340-11412 was submitted and approved for payment by the Board. With no further business the meeting adjourned at 8:45 p.m.

Respectfully submitted:

Kathleen Howley
Township Manager