

April 19, 2004

The Board of Supervisors of Pennsbury Township held a regular meeting on Monday, April 19, 2004. Karen Wood, MaryAnna Ralph, Dave Patten and Kathy Howley were present. The minutes were approved as submitted.

Township Manager Kathy Howley reported the following:

Karyl Kates subdivision – the Board did not grant any subdivision waivers for this property. The applicant can pursue the open space design ordinance. Mr. Patten will write the applicant regarding the Board's decision.

It was noted for the record that the Pennsbury Land Trust has submitted a letter to the township stating their concerns with the proposed town center plan and they intend to be made a party to the conditional use hearings.

The Board signed a resolution supporting the expansion of the SECCRA landfill. It was also noted that there would be a shredding event at the landfill open to the public on June 22nd. This will be noted in the next newsletter.

The hearing dates for the town center will be April 29th, May 11th and May 25th at 7:30 p.m. at Hillendale School.

Matt Houtman, engineer, reported the following:

Knoll Drainage project bid opening – the project calls for curbing and storm water inlets in a section of the Knoll at Constitution and Washington Lanes. Geyer Construction was the low bidder at \$149,614.80. Mr. Patten will review the documents to make sure they are in order and Matt Houtman will also review all bid documents and make a recommendation to the Board at the next meeting on May 3rd.

Escrow releases – release forms were signed by the Board for Steger Gowie in the amount of \$44,273. Crosslands has requested a release of funds. Mr. Houtman approved a release of \$383,795. The developer must sign the release form before the escrow is released.

Pennsbury Mill – will review the design plans and get back to Karen Wood. She stated she has boy scouts ready to do the work.

Neilson riding rink – Rusty stated Mr. Neilson will contact Mr. Houtman to see what he has to do to get this project started again.

Lyman storm water project – Chester Co. Conservation District sent a letter to the Lymans outlining 2 alternatives and project pricing. They want an answer by April 30th. Matt will contact CCCD to further discuss the letter.

Courts at Longwood – landscaping is getting done. The road has been topped and finished. Mr. Patten has requested escrow release to pay contractors. The bank has requested we take all the escrow and finish up the project in our township. Pocopson Township has other issues, which need to be addressed with the developer.

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Wrote a letter to Jeff Berlin requesting he finish up work at Ridge at Chadds Ford. He needs to address the road, basin and springhouse. It was noted that the township owns the basin, will maintain it, and the land trust holds the easement on it.

The adoption of the International building code was duly advertised. With no further discussion the Board passed and signed the ordinance. Rusty will send a copy to the state. The forms do not change and this will affect mostly commercial work.

Longwood Fire Company – Bruce Yelton representing Kennett Area Regional Planning Commission and Ray McKay representing the fire company were present. Mr. Yelton stated that the planning commission has been working with the fire company to come up with a fair share formula. Pennsbury Township is covered 100% by Longwood for fire and ambulance. However, they have a separate contract with Crosslands to cover their calls. They were asked to provide statistics for the number of calls in Pennsbury Township for the last two years minus the calls for Crosslands. Crosslands population should not be included in the calculations for our township since there is a separate contact with them. The fire company is asking for .2 mils to cover their general costs and .045 mils for capital improvements. Mrs. Ralph stated that if the residents are taxed, then representation on their board might be something we would request. Mr. Yelton stated a fair accounting of expenses would be made to townships contributing monies. Bob Crandell requested a copy of their income and expenses. Mr. Yelton would like a decision from the Board by mid June so that the Regional Planning Commission could work on a resolution.

Larry Anderson submitted a letter to the supervisors requesting the April 29th town center meeting be postponed in order to allow time for the Planning Commission to study the proposal as outlined in the TND ordinance. The County Planning Commission must also be given time to make their recommendations before the Board closes the hearings. Mr. Patten will forward all documents submitted to date to Mr. Anderson and suggested that members wait until the applicant rests their case and then take all materials submitted to study. At this time CCPC should also be forwarded material submitted for their review. Mr. Anderson submitted a letter dated April 1, 2004 to the Board asking them to reject the town center plan based on density, conservation of natural resources, impact on school taxes, use of the township park and security.

A bill list dated April 19th numbering 6231-6273, state fund #195 was submitted and approved for payment by the board. With no further business the meeting adjourned at 9:45 p.m.
Respectfully submitted: Kathleen Howley, Township Manager