

December 5, 2005

The Board of Supervisors held a regular meeting on Monday, December 5, 2005. All members were present and the minutes approved as submitted.

A public hearing was held at 7 p.m. to discuss the use of open space money for the purchase of development rights on the Mendenhall Farm. Bill Gladden from the County Open Space Department was present to explain the county open space program and the grant money that will be also used for the purchase of development rights on this farm. The criteria for this program are on their website for public view. The county contract runs for three years to give all parties time to consummate the deal. He also explained that this is not unusual for land trusts to partner with local government and counties in order to preserve open space.

Pennsbury Land Trust has applied for the grant and has gotten a county grant for \$360,000. Mrs. Forsyth reported that the land has been valued at 1.2 million dollars of which \$640,000 is being donated by the Mendenhalls. They have been awarded a state grant but the final figure and approvals have yet to be determined. The land trust will also be contributing \$64,000 towards the purchase. The township has been asked to contribute the remainder of the purchase. It could be as much as \$218,850 if the state does not participate. If the state participates, then it would be less accordingly. The state money will come from the growing greener program. This money will not be received before settlement, therefore, the township will put up the money and be reimbursed from the land trust when the state money is received. Paul Haldeman from the Open Space Committee explained that this farm is on the top ten list and given to the supervisors by their committee two years ago. It was moved by the Board that the township would commit to the purchase of development rights on the Mendenhall Farm up to \$218,000 and the final figures would be announced at a future public meeting before closing on the property.

Manager Kathleen Howley reported the following:

A letter was received from DEP approving our update of the Act 537 Plan covering the highway commercial area.

Insurance quotes have been received from H.A. Thompson at \$22,019 and Francis Hall Insurance at \$20,897. It as decided to stay with our present carrier, Francis Hall Ins.

Penns Village Sewage Modules – the sewage maintenance agreement was signed by the board and included in the planning modules. A resolution was passed to accept these modules and send them onto DEP for their review.

Scenic Byway – the board has committed to budget \$500 if the commission is formed. Alma reported they are getting other townships to pass the ordinance allowing for the formation of this commission.

Roadmaster Dave Allen reported the following:

Leaf pick up and branch chipping program has been completed. We will be doing skin patching as weather permits. Getting ready for the first snowfall this season.

Completing a study on Virginia Place for no parking.

Chandler Road – this is a township road a “no truck” prohibition would be the most we could limit on this road.

Code Enforcement Officer Russell Drumheller reported the following:

November has been a slow month – issued no permits.

West Pennsbury Way – the driveway entrance has illegally been opened again at the traffic light. The Board advised him to notify the owner, Mr. Cellini, that the township will take out the blacktop in the

right of way to close this entrance.

Chaddbury Lane – no CO has been issued for a house but it has gone to settlement and people have moved in. This is new construction. A document releasing the township from any liabilities has been recorded and a notation will be put on the permit noting no inspections could be made on the house. Mr. Drumheller stated “life safety” issues have been covered in previous inspections by independent agencies. It was noted that the township should be covered for our costs before the CO is issued. Fairville Village winery – sign is illegal and the owner has been notified. Parking along Fairville Rd and on Rt. 52 continues to be an issue. We need to discuss further in January, 06.

Township Engineer Matt Houtman reported the following:

Parker Preserve – Mike Lyons was present representing Mr. Dambro, developer. He stated the DEP permit issues are being resolved and should be forthcoming. The final design for the PennDot permit has been submitted and this is taking an inordinate amount of review time because of changes at PennDot. Mr. Lyons is in the process of putting together the legal documents. A letter of credit has been received in the amount of \$1,187,972.40 and the road and improvement construction agreement signed by the developer and supervisors. The board advised Mr. Houtman that construction of roads etc can continue with his oversight.

Ridge at Chadds Ford – need a resolution of shoulder work on Rt. 1 with PennDot and legal documents completed before dedication of the road. Also, tree placement must be confirmed.

Knoll Phase III - the extension of the outlet would cost approximately \$9800. The Board authorized \$7500 and Matt will go back to Cassidy Construction with this figure.

Faville – waiting for their calculations to see how the railroad culvert will be handled and what this impact will have on the project. The culvert under Hickory Hill road may have to be replaced in the future.

Pennsbury Mill – met with contractor to get another price on the pond work.

Geyer Construction lawsuit – a settlement offer of \$8000 was received by the bonding company. The work is estimated at \$14,000. Board told Mr. Spangler to counter offer.

Scotty Scottoline of the Planning Commission reported that the County is working on the final draft of the Comprehensive Plan and should have it sometime this month.

A bill list dated December 5th numbering 7653-7681 was submitted and approved for payment by the Board. With no further business the meeting adjourned at 9:10 p.m.

Respectfully submitted:

Kathleen Howley
Township Manager