

Minutes – February 6, 2006

The first regular meeting of the Board of Supervisors of Tredyffrin Township for the month of February was held on the above date at the Township Building. Board members present included Judy L. DiFilippo, Chairman; Warren Kampf, Vice Chairman; Bill DeHaven, Mark DiFelicianantonio, Paul Drucker, Brooks Keffer, and Robert Lamina. Also in attendance were Mimi Gleason, Township Manager; Supt. Richard Harkness; Stephen F. Norcini, Director of Public Works; David Brill, Finance Director; John Farrell, Assistant to the Township Manager; Michael Fahey, Director of Building and Zoning; Vincent Pompo, Solicitor; and Jolene Buffman, Recording Secretary.

Call to Order

Mrs. DiFilippo called the meeting to order at 7:35 p.m.

Minutes

Motion was made by Mr. Kampf, seconded by Mr. Lamina, and passed unanimously to approve the minutes of the regular meeting held January 23, 2006.

Announcements

The Planning Commission will review proposed ordinance amendments for Paoli area zoning districts at the February 16th meeting.

The Board of Supervisors will hold a continued public hearing on Monday, March 20, 2006 to consider amendments to all articles of the Zoning Ordinance, except those related to Signs and the Special Paoli Development District, and related provisions of the Subdivision and Land Development Ordinance required for consistency.

Miscellaneous - Supervisor Liaison Reports

Mr. Kampf said at the recent Planning Commission Workshop Meeting there was discussion relating to the proposed changes to the Paoli ordinance. No decisions were made. The Workshop gave the Planning Commission the opportunity to discuss some of the items without public comment. These discussions will continue over the next couple of months.

Mr. Drucker said two applications were received this month for the Zoning Hearing Board.

Mrs. DiFilippo said the Tredyffrin Historic Preservation Trust met last week. They also are working with the Township on plans to celebrate Tredyffrin's tricentennial. The Township is seeking volunteers for that effort. The Trust has hired a consultant to help with some of the work to be done in the future.

Miscellaneous - Library Board Presentation

Mrs. DiFilippo said for the last 18 months a very active group of citizens have been working with the Library Board to help create the design for expansion of the Strafford Library. The committee completed their work at the end of January, and she expressed her thanks to the members - Jim Clayton, Ann Dennen, George Elser, Lani Fabere, Mimi Gleason, Joe Janasik, Warren Kampf, Grace Keffer, Jim Maneri, Ann McCollum, Bob O'Leary, Tami Schofield, Marian Stevens, and Tom Thiemann.

Mrs. Grace Keffer, Chairman of the Building Committee, introduced Bernard Cywinski, representing Bohlin Cywinski Jackson, the architect for the project. Mr. Cywinski presented a diagram of the footprint of the building and the area to be added. The added area will include a large meeting room for the public, increased book stack space, and a smaller meeting room. The changes to the existing area include enlarging the staff area, increasing the number of computer stations, adding a copy business center and tutoring spaces. The lower level will add more children's space, a teen area, and increase the mechanical systems area. Included in the scope of work are all lighting, carpeting, and mechanicals.

Mr. Cywinski explained the "green roof", which will have sedum and tight moss planted, to absorb rain and slow the percolation through the landscape, assisting stormwater management. One-half of the 10,000 square feet will be treated with this plant combination. A donor is paying for the green roof.

Mr. Lamina asked what was done about parking. Mr. Cywinski said additional parking has been created by extending the parking lot to the west, which almost doubles capacity.

Mrs. DiFilippo thanked the members of the Building Committee for their efforts. As the design transitions to the pre-construction mode, the Planning Commission will be working with the project manager, and Mr. Norcini or Ms. Gleason will give updates from time to time.

Miscellaneous- Approve an updated Emergency Operations Plan

Motion was made by Mr. Lamina and seconded by Mr. Keffer to approve an updated Emergency Operations Plan.

Ms. Gleason said staff has been working to update the Township's Emergency Operations Plan for a number of months, with the assistance of Ron Harmon, the Emergency Management Coordinator. The Plan has not gotten a full-scale update since 1999. This update has been reviewed by the Chester County Department of Emergency Services, and is in accordance with PEMA and FEMA standards.

Mr. DiFelicantonio asked if any staff training was involved to implement the plan. Mr. Farrell said the first training session will begin next Monday morning, with all staff members involved. He said PEMA and FEMA certifications are also required. Quarterly training will be provided by Chester County.

Mr. Kampf asked Supt. Harkness to explain the Reverse 911 system. Supt. Harkness said this is a computer operated system that would automatically call residents leaving a recorded message of an emergency situation in their neighborhood.

Mrs. DiFilippo congratulated Mr. Harmon, Captain Chambers, Ms. Gleason and Mr. Farrell on the very well prepared documents, and said it will serve our citizens well.

At the end of discussion, motion passed unanimously.

Miscellaneous - Appoint a Deputy Emergency Management Coordinator

Ms. Gleason said we need to designate an in-house point of contact for any day-to-day communications, and to assist Mr. Harmon. Our new Building Inspector, Bill Wilfong, has served as Emergency Management Coordinator in Lower Providence Township, received numerous certificates, and has a wealth of knowledge. He and Mr. Harmon will work together as a team. Mrs. DiFilippo said Mr. Wilfong's resume was quite impressive.

At the end of discussion, motion was made by Mr. DeHaven, seconded by Mr. Keffer, and passed unanimously to appoint William Wilfong as the Deputy Emergency Management Coordinator.

Miscellaneous - Accept proposal and award contract to McCormick Taylor to prepare a new Comprehensive Plan

Motion was made by Mr. DeHaven and seconded by Mr. Keffer to accept the proposal from and award a contract to McCormick Taylor, Inc., to prepare a new Comprehensive Plan that will include an expanded historic preservation chapter.

Ms. Gleason said at the end of 2005, staff issued a Request for Proposal for a consultant to prepare a new Comprehensive Land Use Plan, to include an extended historical preservation chapter. The document will provide a substantive basis for decision making and serve as a written guide for policies, land use, and actions for the future.

Ms. Gleason said three proposals were received; two consultants were interviewed by staff, HARB members and Judy DiFilippo. In addition, two Planning Commission members, Marlen Kokaz and Tory Snyder gave valuable input in the selection process. The review team felt that McCormick Taylor and John Milner Associates (their historic preservation sub-consultant) had better experience on the redevelopment, economic development and historic preservations issues facing Tredyffrin than the other candidate. Their proposal was \$10,000 higher than the other, but we received a \$10,000 grant from the State, and will be applying for a \$50,000 grant from Chester County. The Township's share will be \$59,103.

At the end of discussion, motion passed unanimously.

Miscellaneous - Resolution revising permit fees for park usage and confirming fees for recreational programs

Motion was made by Mr. DeHaven and seconded by Mr. Kampf to adopt a resolution revising permit fees for park usage and confirming fees for recreational programs.

Mrs. DiFilippo said the Park and Recreation Board voted to recommend that the Board of Supervisors increase the fee that is charged by Tredyffrin Township to individuals, youth groups and other organizations for use of fields at Township parks.

Mr. DeHaven said this does not include field permit fees for non-residents. The Township has an expense to maintain parks, and a lot of the extra expense is use of the park fields by recreation groups like Little League. In order to keep our taxes down, we should try to recover some of the costs the Township has to outlay for the field maintenance. We partner with the school district and other recreation communities on many of our fields. A great percentage of our field usage is done by non-Township residents - at least 25%. Easttown has a limited number of fields available for their residents to use so all of their residents are members of our community leagues. Our taxpayers are bearing the brunt for upkeep of these fields.

Mr. Lamina said Mr. DeHaven's comments were right on the mark, and he is disappointed we don't have a surcharge for Easttown residents. Mr. DiFelicianantonio asked what portion of the maintenance the fees cover. Mr. Norcini said a very small portion of what we pay.

Mr. Jack Trimmer, Chairman of the Park and Recreation Board, said the cost per citizen for park usage is \$35-40. He said the Park Board met with youth groups two years ago and started an open dialogue regarding having their administration of the leagues if the Township instituted different fees for residents and non-residents.

Mr. Trimmer thanked the Library Board for saving so much of the park area, including the basketball courts and tennis courts.

Mrs. DiFilippo said the resolution does not include non-residents' fees assessed to the leagues. These fees don't become effective until May or June this year, and would affect the fall league season.

Mr. Ron Silver asked where the adult leagues were from, and Mrs. DiFilippo said there were corporate leagues, but the majority of teams were youth leagues.

Mr. Lamina said he would support the resolution and continue a dialogue to do more next year. Mr. Keffer agreed. Mrs. DiFilippo asked Mr. Trimmer to provide a resolution for fees for next year at budget time in November or December.

At the end of discussion, motion passed unanimously.

Miscellaneous - Wilson Park Update

The Township is entering into a contract with Townscapes, Inc., in the amount of \$148,000.00 to complete landscaping at Wilson Farm Park, pursuant to a settlement of a claim against the general contractor's bonding company.

Mr. Norcini said this is part of the tender agreement the Board approved last year, and this is the landscaper who was selected by the bonding company to complete the remaining work from the claim.

At the end of discussion, Mr. Kampf made a motion to authorize the Township Manager to enter into a contract with Townscapes, Inc., in the amount of \$148,000 to complete landscaping at Wilson Farm Park. Mr. DiFelicianantonio seconded the motion and it passed unanimously.

Subdivisions Deny Preliminary/Final Subdivision Plan: Iko Zakarija: Proposal for a lot line change between 121 and 3 Woodmere Court in an R-1 Residence District.

Motion was made by Mr. Lamina and seconded by Mr. Keffer to deny a Preliminary/Final Subdivision Plan for Iko Zakarija: Proposal for a lot line change between 121 and 3 Woodmere Court in an R-1 Residence District.

Ms. Gleason said the applicant submitted plans for this lot line change but they were not complete. Staff has tried several times to contact the applicant to advise him of the incomplete plan, and to know his intentions. In a letter dated November 15, 2005, ARRO Consulting, the Township consulting engineer, submitted a letter indicating the Zakarija subdivision requirements were not met by his application. The application is at the end of the mandated 90-day review period. If the plan is not denied before the end of the 90-day period, it will be deemed approved as is. For these reasons, the Board is entertaining a reason to deny.

At the end of discussion, motion was passed unanimously.

Escrows

Motion was made by Mr. Lamina, seconded by Mr. Keffer, and passed unanimously to approve the following escrows:

Release \$34,716.00 from First Keystone Bank to D'Agostino Builders, covering site improvements at Berkley Road and Grove Avenue; balance remaining \$256,065.30.

Release of \$68,150.00 from Malvern Federal Savings Bank to Norcini Builders, Inc., covering site improvements at Maple Avenue Subdivision; balance remaining \$241,002.36. Mr. Norcini recused himself from discussion of this escrow.

Release of \$10,200.00 from The Bankcorp Bank to APEX Constructors, Inc., covering site improvements at The Preserve at Valley Forge, Sentinel Trail Drive; balance remaining \$44,595.00.

Motion was made by Mr. Kampf, seconded by Mr. Keffer, and passed unanimously to accept Subdivision & Land Development Agreement and a Financial Security Agreement between St. Davids Golf Club. and Tredyffrin Township, and a Letter of Credit in the amount of \$9,622.80 from The Bryn Mawr Trust Company, covering site improvements at 845 Radnor Road, Wayne.

New Matters – Board

Mr. Kampf said the Chester County Commissioners will be taking public comment at their February 28th meeting on Chester County's compliance to the "Help America Vote Act". The Commissioners intend to make a decision on the implementation and use of new voting equipment on March 2, 2006. Mrs. DiFilippo said the Commissioners intend to invite members of the Chester County Coalition for Voting Integrity to appear at the February 28th meeting.

New Matters - Citizens

The meeting was adjourned at 8:53 p.m.

Public Hearing - Consider and adopt an Ordinance amending Chapter 208, Article II, Terminology, and Article XVI, Hotel Office (HO) Districts

At the conclusion of testimony, the Board denied adoption of this ordinance.

Complete notes of testimony were taken by Elaine Parrish, Court Reporter, and are on file at the Township Building.

Respectfully submitted,

Jolene E. Buffman
Recording Secretary