

### **Minutes – April 9, 2007**

The first regular meeting of the Board of Supervisors of Tredyffrin Township for the month of April 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, E. Brooks Keffer, and Robert Lamina. Also in attendance were Mimi Gleason, Township Manager; Stephen F. Norcini, Director of Public Works; Stephen Burgo, Township Engineer; David Brill, Finance Director; Supt. Richard Harkness; Thomas Hogan, Solicitor; and Jolene Buffman, Recording Secretary.

#### **Call to Order**

Mrs. DiFilippo called the meeting to order at 7:34 p.m.

#### **Minutes**

Motion was made by Mr. DeHaven, seconded by Mr. Lamina, and passed unanimously to approve the minutes of the regular meeting held March 19, 2007.

#### **Announcements**

The Board of Supervisors will hold a continued public hearing on Monday, May 7, 2007, to consider an amendment to the Township Code to adopt the 2006 ICC Property Maintenance Code.

The Board of Supervisors will hold a continued public hearing on Monday, May 21, 2007, to consider an amendment to the Zoning Ordinance to create the Town Center District and Transit District in Paoli; amend the Zoning Map to define boundaries for those districts; to eliminate the Special Paoli Development District; and to amend the Subdivision & Land Development Ordinance to add streetscape regulations.

Mrs. DiFilippo said the Board convened at 6:45 p.m. in Executive Session to discuss personnel and legal matters.

#### **Miscellaneous - Supervisor Liaison Reports**

Mr. DeHaven made a motion to appoint John Meyers to a five-year term on the Municipal Authority, term to expire January 1, 2012. Mr. Drucker seconded the motion and it passed unanimously. Mr. DeHaven said there is an additional opening on the Municipal Authority, and asked interested residents to send in their resume.

Motion was made by Mr. Lamina, seconded by Mr. DeHaven, and passed unanimously to reappoint Bill Bellew, Molly Duffy and Liz Feinberg to three-year terms on the Environmental Advisory Council, terms to expire February 8, 2010.

Mr. Kampf reported discussion items at the Planning Commission Workshop included the Pitcairn property, an office building being proposed on Morris Avenue, and the proposed Paoli ordinances. Continued discussion on the Paoli ordinances will be held at the April 19<sup>th</sup> Planning Commission meeting.

Motion was made by Mr. Kampf, seconded by Mr. DeHaven, and passed unanimously to appoint Neill Kling to a three-year term as a Zoning Hearing Board alternate, term to expire January 1, 2011.

Mrs. DiFilippo said Tredyffrin 300 banners have been appearing throughout the Township. She said the committee is still actively planning events for September.

**Miscellaneous - Schedule a public hearing to consider and adopt an amendment to the Zoning Ordinance to revise the use regulations in the Professional (P) and Limited Industrial (LI) zoning districts**

Ms. Gleason said this amendment will amend the language in Sections 208-51.A and 208-91.A by removing the phrase “having only limited contact with the general public”, and adding the phrase “unless accessory to the primary permitted use”. This has been approved by the Planning Commission.

Motion was made by Mr. Kampf, seconded by Mr. Lamina and passed unanimously to schedule a public hearing on May 7, 2007 to consider and adopt an amendment to the Zoning Ordinance to revise the use regulations in the Professional (P) and Limited Industrial (LI) zoning districts.

**Miscellaneous - Tredyffrin Township Growing Greener Application Discussion**

Mr. Burgo said the Valley Creek Restoration Partnership is working with Tredyffrin and East Whiteland Townships to prepare two Growing Greener Grant application packages for Stormwater Best Management Practice (BMP) retrofits within the Valley Creek watershed. The two projects included in this application are the Upper Crabby Creek Watershed and the Green Roof atop a portion of Hillside Elementary School.

Pete Goodman, President of Valley Forge Trout Unlimited, said they have been working diligently on this very worthwhile project. Mrs. DiFilippo said the Township supports this project.

**Miscellaneous - Discussion of Township submission for next update of PennDOT’s Transportation Improvement Program (TIP)**

Ms. Gleason said this is a process the Township goes through every other year to get federal transportation funding. Chester County needs this information by the end of April. She highlighted the five projects on the list.

### Paoli Transportation Center Road Improvements

This will include the Paoli station and business district road improvements; Route 252 (Bear Hill Road) bridge reconstruction and road widening, and Route 30 closed-loop traffic signal technology (from Paoli Hospital to Paoli Pike and Route 252 to Glenn Avenue).

Mr. DeHaven said he was not in favor of widening Route 30 in any area, and suggested including plans for parking along Route 30 where it isn't available now. Ms. Gleason said this will be addressed in the Paoli station and business district improvements.

### Realignment and improvement of intersection at North Valley and Swedesford Roads

Funding for construction of the realignment of this intersection is currently on the TIP. The Township has been working on the design and recently received revised sketch plans. The Great Valley Association asked for time to review the plans before the Board of Supervisors makes a decision about moving forward with this project. Ms. Gleason advised the Board to keep this project on the TIP request to the County for now. If the Board decides later this spring to end the project, it is easy to ask the County to withdraw it from consideration.

Mr. Al Charpentier, President of Great Valley Association, said he met with Township Staff and explored different possibilities for improvements at this intersection. The GVA's position has been that the Township should wait until Route 202 is finished before making any decision. At an upcoming GVA board meeting, they will discuss whether they feel the new possibilities warrant a change in that position.

### Realignment and improvement of intersection at King of Prussia and Upper Gulph Roads

Funding for construction of the realignment of this intersection is currently on the TIP. Radnor Township and Tredyffrin Township were supposed to split the cost of the design. Radnor now has withdrawn support for the project. No work has been done on the design. PennDOT has requested the funding be released, but allowed time for Tredyffrin to decide whether to support or reject the project.

A public meeting was held at the end of January. Most of the residents who expressed comments were opposed to the project.

Mr. Jack Farrell of Fox Chapel Residents Association said neighbors are very concerned about this intersection and feel any change would create a far more dangerous intersection. He asked the Board to tell PennDOT, the residents do not want to go forward with this project.

Tom Cooper, Acting President of the Panhandle Association, said a poll was distributed to residents of the Panhandle on how they feel about this project. Out of approximately 450 ballots sent out, only 30% have been returned so far. They will have a recommendation after their annual meeting on April 19<sup>th</sup>.

Several more residents spoke in opposition to any change to this intersection.

Replacement of Howellville Road Bridge (owned by Norfolk Southern)

A few years ago, the Township discussed taking over the bridge if Norfolk Southern would pay for the local share of the bridge replacement. Those discussions would need to resume if the project got on the TIP. This project will properly align the bridge with the roadway, improving traffic and making the bridge safer.

Rail to Trail Conversion of Former Warner Spur

The Township owns the former Warner Spur and has planned to convert the railroad bed. No work has been done on this project yet, but the project could be underway by 2009. The project will upgrade the railroad bed to a multi-purpose path that will be accessible to walkers, runners, bikers, and other users.

At the end of discussion, Mrs. DiFilippo said we have an additional week to make a decision, and will conclude this discussion at next week's meeting.

**Escrows**

Motion was made by Mr. Kampf, seconded by Mr. Lamina, and passed unanimously to release \$7,792.40 from Bryn Mawr Trust to William Glickman, covering site improvements at 742 Upper Gulph Road; balance remaining \$0, and accept an Escrow Agreement in the amount of \$7,792.40 between Robert Mathues and Tredyffrin Township, covering site improvements at 742 Upper Gulph Road.

**Subdivisions -      Approve Subdivision Final Plan: LeBoutillier Road Associates –  
“Highgrove”; proposal to build 17 houses on a 70.32 acre tract known  
as the Hudson Property on LeBoutillier Road in an R-1/2 Residence  
District**

Counsel for the applicant summarized the conditions required by the Planning Commission, and said they have complied with all of them. The main area of discussion was the easement from the Open Land Conservancy. Bob Haver, of the OLC, asked about the language on the specifications regarding the easement. Counsel said there is language on the Declaration of Planned Community, as well as the plan, authorizing the Township to deny building, zoning and grading permits for violations of the conservation easement. The Declaration does not change the terms of the easement.

At the end of discussion, motion was made by Mr. Lamina and seconded by Mr. DiFelicianantonio to approve the Subdivision Final Plan to build 17 houses on a 70.32 acre track known as the Hudson Property on LeBoutillier Road in an R-1/2 Residence District. Motion passed by a vote of 4 to 3, with Mr. Kampf and Mr. DeHaven voting no, and Mr. Drucker abstaining.

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**New Matters – Board**

None

**New Matters – Citizens**

Michael Mignogna of King of Prussia Road spoke against changing the Upper Gulph and King of Prussia intersection.

The meeting was adjourned at 9:28 p.m.

Respectfully submitted,

Jolene E. Buffman  
Recording Secretary