

Minutes – January 28, 2008

The second regular meeting of the Board of Supervisors of Tredyffrin Township for the month of January was held on the above date at the Township Building. Board members present included Warren Kampf, Chairman; Robert Lamina, Vice Chairman; Bill DeHaven, John DiBuonaventuro, Judy DiFilippo, and Paul Olson. Also in attendance were Mimi Gleason, Township Manager; John Farrell, Assistant to the Township Manager; Stephen F. Norcini, Director of Public Works; Steven Burgo, Township Engineer; David Brill, Finance Director; Michael Fahey, Director of Building & Zoning; Supt. Richard Harkness; Thomas Hogan, Solicitor; and Jolene Buffman, Recording Secretary.

Call to Order

Mr. Kampf called the meeting to order at 7:40 p.m.

Minutes

Motion was made by Mrs. DiFilippo, seconded by Mr. Olson, and passed unanimously to approve the minutes of the Organization Meeting held January 7, 2008.

Motion was made by Mr. Olson, seconded by Mr. Lamina, and passed unanimously to approve the minutes of the regular meeting held January 7, 2008, as amended.

Announcements

CRC Watersheds, the Habitat Resource Network of Southeast PA, and Penn State Brandywine present *Rain Gardens and More*, on Saturday, February 9, 2008, 10:00 a.m. to 11:45 a.m. at the Penn State Brandywine Commons Athletic Building. Admission is free to Tredyffrin residents. For more information, please visit the Township website.

The public hearing scheduled for the conditional use application for a driveway in the floodplain at 499 Timber Lane has been cancelled. The application was withdrawn.

Congressman Jim Gerlach will be holding a forum discussion on veterans' issues on Friday, February 1, 2008 at 9:00 a.m. at the Montgomery County Community College, 101 College Drive, Pottstown, PA. This forum will provide an excellent opportunity for our Veterans to learn more about how the Government can help them on a variety of issues as well as educate them on benefits they may not be aware of.

Financial Report

Mr. Brill presented the preliminary Financial Report for December 2007. He said the final December report for the year will be presented at the March meeting.

Mr. Kampf asked about transfer taxes for November and December. Mr. Brill said transfer taxes have trailed off from the receipts we saw in the earlier part of the year. They are lower than we experienced the last three years. This is the first time we are starting to see a decrease in the real estate revenue we generate through the transfer property tax.

Mr. DiBuonaventuro asked for an explanation on how large commercial transfer tax was presented on the General Fund Executive Summary. Mr. Brill discussed the fund policy that was put in place earlier in the year and reflected in the General Summary. Mr. Brill also mentioned that some refinements to the presentation are forthcoming that will take steps toward satisfying Mr. DiBuonaventuro's concerns.

Police

Supt. Harkness reported on a burglary which occurred at Georges Music on January 18, 2008. Two suspects have been apprehended.

Supt. Harkness said there were two robberies recently in the Township; one at the PNC Bank in Devon, and the second at the 7-11 at Route 30 and Route 252. No suspects have been apprehended.

Supt. Harkness reported on a large amount of construction grade dynamite which was found on a property on Saint John's Road. The material has been disposed of.

Mr. Kampf mentioned a letter the Supervisors received from the County that highlights some of the services the Department of Emergency Services provides for the safety and security of the public. More information will be available on our website and our public access channel.

Fire Companies Reports

Jim Beatty, Vice President of Paoli Fire Company, presented a Certificate of Appreciation to John DiBuonaventuro, for the services he has rendered to the Paoli Fire Company and the citizens of Tredyffrin Township.

Mr. Beatty said for the month of December, there were 22 fire calls and 49 EMS calls in the Township. Membership returns are disappointingly light, with a 31% response rate. He said this campaign comes one time per year and represents over 1/3 of their income.

Eamon Brazunas presented Berwyn's year-end report. There were 499 fire calls, 627 ALS calls and 615 BLS calls for 2007. Berwyn EMS received a grant for \$7,000 from the State to establish a Bike EMS capability, and operations could begin in late spring 2008.

Public Works

Mr. Norcini highlighted some of the activities from his monthly report which included two snow events; replacing faded signs; repairing potholes; cleaning inlets, cleaning and televising sanitary sewer lines; park trash removal; compost activity; and vehicle maintenance.

Mr. DeHaven asked about the hydrogen sulfide levels in sewer lines. Mr. Norcini said chemical injections are still taking place at the Berwyn pump station. When we monitor the flow, we are getting good results. Easttown is still trying to adjust the unit at Daylesford Pump Station to take care of the odor problem, but have not been able to. Easttown assures us that this is a high priority and they continue to work on it.

Engineering Report

Mr. Burgo reported on some of the Stormwater Drainage Projects:

Croton Road Culvert Replacement: PennDot HOP permit expected in February, with the anticipated completion date summer 2008.

Pugh & Old Eagle School Road Drainage Improvement: Design, permitting and construction in 2008, with anticipated completion date November 2008.

Trout Creek Study & Design: Working on evaluation of stormwater problem areas and potential BMP Retrofit Sites, with anticipated completion date of preliminary designs in April 2008.

Maude/Lisa & Vincent Road Stormwater Improvement: Design, permitting and construction to be completed in 2008.

Trout Creek Growing Greener Grant: Resident Educational Document completed in January 2008, and permitting from DEP and CCCD should be complete in February 2008.

Mr. Burgo said the consultant will submit the Final Design and Permit Package for Phase I – Sidewalk Project to the Township this week. After review by staff, it will be submitted to PennDot and CCCD in February. The Township Stormwater Ordinance Subcommittee will meet on February 13, 2008.

Miscellaneous - Supervisor Liaison Reports

Motion was made by Mr. Olson, seconded by Mr. DeHaven, and passed unanimously to appoint Brooks Keffer to a three-year term on the Cable Television Advisory Committee, term to expire January 1, 2011.

Motion was made by Mr. Lamina, seconded by Mrs. DiFilippo, and passed to appoint Chris Minshall to fill an unexpired term on the Environmental Advisory Council, term to expire February 8, 2009. Mr. DiBuonaventuro abstained.

Motion was made by Mr. DeHaven, seconded by Mr. Olson, and passed to appoint Mary Cavallaro to fill an unexpired term on the Municipal Authority, term to expire January 1, 2009. Mr. DiBuonaventuro abstained.

Motion was made by Mr. Kampf, seconded by Mrs. DiFilippo, and passed to reappoint Michelle Kichline to a three-year term on the Zoning Hearing Board; term to expire January 1, 2011. Mr. DiBuonaventuro abstained.

Miscellaneous - Presentation of Certificates of Appreciation

Mr. Kampf presented Certificates of Appreciation to two former members of the Environmental Advisory Council, Thomas Rodriguez for seven years of service, and William Bellew for four years of service.

Miscellaneous - Conestoga Road/East Conestoga Road/Upper Gulph Road Intersection Options

Mr. Norcini reviewed the two previous meetings held with residents to discuss options for this intersection. Residents were notified of this third meeting and advised of the four remaining options that would be discussed.

Mr. Norcini presented the four options, the costs associated with each one, and the pros and cons:

- Option #1 – T-Intersection - \$702,000
- Option #2 – Pork Chop Island - \$685,000
- Option #3 – No Island - \$700,000
- Option #4 – Modified Roundabout - \$960,000

There was a discussion on placing stop signs at the intersection. Mr. Norcini said the volume of traffic would not meet PennDot's warrants for stop signs.

Bo Tarlecky, 191 East Conestoga Road, asked for more police presence to calm traffic, but said the Roundabout, Option #4, would be the most calming. He stated the Township was doing this for Westover Park. Mr. Norcini said the park was the impetus, but the Township is also responding to the needs of residents of East Conestoga Road.

Paul Drucker asked if condemnation costs were included in the estimates, and Mr. Norcini said right-of-way acquisition was not included in the cost estimates.

Kevin Brown, 2 Homestead Road, said he was very supportive of the park initially, but the challenge in planning the park was considering the traffic. Now, while the proposed solution may be in the best interest of the park, it may dramatically impact the adjoining neighbors, who have spent significant amounts of money improving their properties. Any of the alternatives would impact the neighbors, and he suggested contacting PennDot for a solution, which could be the stop signs. Several residents agreed with Mr. Brown. Two other residents spoke in favor of the Roundabout.

Pam Conti, traffic engineer from Orth-Rodgers, suggested petitioning PennDot to install stop signs while simultaneously working on the chosen intersection option. She stated stop signs are a temporary solution, not safe long term.

Motion was made by Mr. Kampf to have the Township and its consultants pursue Option #1.

Mr. Kampf said Option #1 has the risk of creating a back-up in traffic. Neighbors have said the existing configuration is too dangerous to get to the park, and we need to do something to make this a neighborhood park. He said Option #1 isn't perfect.

Mr. Lamina said all of the alternatives are very costly, but you can't put a cost on public safety. He supported Mr. Kampf's motion, and would even like to pursue a traffic signal in the area. Ms. Conti said it was even less likely that PennDot would approve a traffic signal than stop signs.

A vote was taken on Mr. Kampf's motion, and it passed 4-2, with Mr. DeHaven and Mrs. DiFilippo voting no.

Motion was made by Mr. Kampf to immediately petition PennDot to find out if stop signs can be installed at the intersection as it currently exists, while simultaneously working on Option #1. Ms. Conti said that if PennDot were to approve stop signs, it would take up to six months before the approval was in place. Mr. Olson seconded the motion, and it passed by a vote of 5-1, with Mr. DeHaven voting no.

Mr. DiBuonaventuro was asked to seek input from the Traffic Committee about ideas to improve signage near the railroad bridge intersection.

Miscellaneous - Continue Wilson Farm Park Discussion

Mr. Kampf asked to have this item postponed to the February 4th meeting.

Miscellaneous - Personnel Policies

Ms. Gleason said when the Board approved the Employee Handbook in November, Staff was asked to add motor vehicle background checks for employees who drive Township vehicles. This policy has been amended. She discussed a Telecommuting policy which has been reviewed and approved by the Board's Personnel Committee.

There was discussion on changing the motor vehicle checks from every three years to every two years.

After discussion, motion was made by Mr. Kampf, seconded by Mrs. DiFilippo and passed unanimously to approve the vehicle-related policies as amended, with vehicle record checks to be changed from three years to two years, and to approve the telecommuting policy.

Miscellaneous - Schedule a conditional use public hearing for University of Pennsylvania development plans for 1001 Chesterbrook Boulevard

Mr. Fahey said the University of Pennsylvania has applied for a conditional use approval for a 90,000 square foot health care facility at 1001 Chesterbrook Boulevard which is in the HO (Hotel/Office) Zoning District. The Board of Supervisors must approve conditional use applications at a public hearing.

Motion was made by Mr. Kampf, seconded by Mrs. DiFilippo, and passed unanimously to schedule a public hearing on Monday, March 3, 2008 to approve a conditional use for the University of Pennsylvania development plans for 1001 Chesterbrook Boulevard.

Escrows

Motion was made by Mr. Kampf, seconded by Mrs. DiFilippo, and passed unanimously to accept a Subdivision & Land Development Agreement, and an Escrow Agreement in the amount of \$123,070.56 between Paul G. Lanni and Tredyffrin Township, covering site improvements at 781 and 787 North Wayne Avenue.

Motion was made by Mrs. DiFilippo, seconded by Mr. Olson, and passed unanimously to release \$41,785.75 from Wells Fargo Bank, NA, to Swedesford Road Associates, LP; covering site improvements at 676 and 656 Swedesford Road; balance remaining \$170,608.13.

Motion was made by Mr. Olson, seconded by Mrs. DiFilippo, and passed unanimously to release \$193,350.92 from DBN First, NA to LeBoutillier Road Associates/Toad Hall Associates, covering site improvements at the intersection of Mill Road and LeBoutillier Road for the Highgrove Subdivision; balance remaining \$541,121.55.

New Matters – Board

Mr. DiBuonaventuro asked that the Board consider a discussion of the intersection of North Valley Road and Swedesford Road at a February meeting. Mr. Kampf asked that it be put on the February 25th agenda.

Mr. Lamina said the Board received a letter from ArcWheeler stating their intention of withdrawing their application for a Transit Oriented Development at the site of Jimmy Duffy's catering. They will continue to move forward with the renovation of the existing Duffy's location, which will consist of an upscale catering and restaurant facility. Mr. Lamina said there had been strong community opposition to their application, and this brings to a close an emotional issue for that part of our community as well as an issue that has been by the Planning Commission.

Mr. DeHaven asked Mr. Norcini to consider whether to use a future roller hockey court or tennis court as an ice skating rink in the winter at Wilson Farm Park.

New Matters – Citizens

Joe Marco, 789 Richards Road, discussed the stormwater run off on Richards Road. Mr. Norcini said he would visit the site tomorrow.

Meeting was adjourned at 10:08 p.m.

Respectfully submitted,

Jolene E. Buffman
Recording Secretary