

**Minutes – March 3, 2008**

The first regular meeting of the Board of Supervisors of Tredyffrin Township for the month of March 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, Mark DiFelicianantonio, Judy DiFilippo, and Paul Olson. Also in attendance were Mimi Gleason, Township Manager; John Farrell, Assistant to the Manager; Stephen F. Norcini, Director of Public Works; Michael Fahey, Director of Building & Zoning; Lt. Anthony Giaimo; Thomas Hogan, Solicitor; and Jolene Buffman, Recording Secretary.

**Call to Order**

Mr. Kampf called the meeting to order at 7:32 p.m.

**Minutes**

Motion was made by Mr. Olson, seconded by Mrs. DiFilippo, and passed unanimously to approve the minutes of the regular meeting held February 25, 2008.

**Announcements**

The Historic Preservation Chapter of the Comprehensive Plan will be presented to the public at the Historic Architectural Review Board meeting on Wednesday, March 19, 2008 at 7:30 p.m.

**Miscellaneous - Supervisor Liaison Reports**

Mrs. DiFilippo said the Comprehensive Plan Steering Committee met last Wednesday to work with consultants regarding the format of the report, discussion of some of the policies and recommendations. Also discussed were some of the Planning Commission reviews that have been done in the last few months. A joint meeting with the Planning Commission and Board of Supervisors will be scheduled to review the final draft of the Comprehensive Plan.

**Miscellaneous - Approval of the updated Emergency Operations Plan**

Mr. Farrell said over the past several months, staff has updated the Township's Emergency Operations Plan. The plan has not changed drastically from the previous version, with the most significant differences coming in updates to emergency contact information. These bi-annual updates are necessary to keep the Township in compliance with PEMA and FEMA standards. A signed resolution by the Board is also required.

Mrs. DiFilippo said under the emergency notification section, IV, Section B, the Chairman should be notified of the emergency; that step should not be optional. Mr. Kampf said unless it would cause a huge disruption, he agreed we should mandate this if there is a critical incident. Mr. Lamina and Mr. DiBuonaventuro also agreed. Mrs. DiFilippo also had an edit to the confidential section.

At the end of discussion, motion was made by Mr. Olson and seconded by Mr. DiBuonaventuro to adopt a resolution which will adopt the Emergency Operations Plan as amended. Motion passed unanimously.

**Miscellaneous - Schedule a public hearing to consider amendments to the Town Center zoning district to limit parking uses and prohibit fourth story height bonuses for properties abutting single-family residential zoning district.**

Ms. Gleason said last fall when the Board adopted amendments to the Zoning Ordinance for the Paoli rail yard and business district, they directed the Planning Commission to revisit a few items, including concerns raised by residents from the Circular Avenue/Wistar Road neighborhood about zoning on Circular Avenue between the Verizon building and Spring Street. There is no change recommended to the single-family residential zoning, however, the Planning Commission is recommending text changes to the regulations of the Town Center District for any properties that abut or are across the street from a single-family residential zoning district (R-1, R-2 or R-3). The amendments would impact Circular Avenue, Central Avenue, Spring Street and Darby Road around the edge of the Town Center District.

At the end of discussion, motion was made by Mrs. DiFilippo, seconded by Mr. DeHaven, and passed unanimously to schedule a public hearing on Monday, April 28, 2008 to consider amendments to the Town Center zoning district to limit parking uses and prohibit fourth story height bonuses for properties abutting single-family residential zoning district.

**Miscellaneous - Schedule a public hearing to consider amendments to Chapter 195, Vehicles and Traffic, of the Township Code.**

Lt. Giaimo said the police are proposing putting No Parking signs on the east and west side of Keller Road, 110 ft. north from the intersection of Keller Road and Conestoga Road. The signage will alleviate safety issues involving vehicles that park too close to the intersection on Keller Road.

At the end of discussion, motion was made by Mr. Olson, seconded by Mr. DeHaven, and passed unanimously to schedule a public hearing on Monday, April 28, 2008 to consider amendments to Chapter 195, Vehicles and Traffic, of the Township Code.

**Escrows**

Motion was made by Mrs. DiFilippo, seconded by Mr. DeHaven, and passed unanimously to release \$13,617.50 from Wachovia Bank to APEX Constructors, Inc., covering site improvements at The Preserve at Valley Forge, Lot #3; balance remaining \$9,095.85.

Motion was made by Mr. Olson, seconded by Mrs. DiFilippo, and passed unanimously to release \$64,300.50 from DBN First, NA to LeBoutillier Road Associates/Toad Hall Associates, covering site improvements at the intersection of Mill Road and LeBoutillier Road; balance remaining \$459,833.31.

**New Matters – Board**

Motion was made by Mr. DiFelicianantonio, seconded by Mrs. DiFilippo, and passed unanimously to appoint Jean Labriola Scholz to the Environmental Advisory Council, term to expire February 8, 2010.

Mr. DiBuonaventuro mentioned a recent fire at Devon Home Properties, and acknowledged the work of the fire companies who assisted – Radnor, Berwyn, Paoli and Malvern, as well as the police who helped rescue several individuals. He said everyone did a great job.

Mr. Kampf said Tredyffrin Township has not adopted Roberts Rules of Order, but asked that the Board members familiarize themselves with these rules for future consideration.

**New Matters – Citizens**

Frances Pane, a resident of Berwyn, asked the Board to consider adopting a resolution supporting local choice in the matter of fluoridation of drinking water. Mr. Kampf said the Board would consider if they should adopt such a resolution, and get back to her.

Meeting was adjourned at 8:00 p.m.

**Public Hearing - Consider and adopt a Conditional Use Application: Proposal to construct a 90,000 s.f. health care facility at 1001 Chesterbrook Boulevard, in an HO Zoning District**

At the end of discussion, the Board said they would make a decision at the March 17, 2008 Supervisors Meeting.

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