

Meeting
Board of Supervisors
West Caln Township
Monday January 25, 2010

A meeting of the West Caln Township Board of Supervisors was held on Monday January 25, 2010 at 7:00 P.M. in the Township Municipal Building. Present were Supervisors Martz, Price and Pfitzenmeyer, Treasurer Johnson, Police Chief Martinez, Ass't Manager Vaughn and Manager/Secretary Dunlap. There were 3 citizens in attendance.

Chairman Pfitzenmeyer opened the meeting and lead in the salute to the flag. The following business was then conducted.

1. Citizen's Comments.

Police Chief Martinez informed the Board that awards will be presented to Officer's Howell and DeCarlo at a future meeting for their heroism at a vehicle accident on North Sandy Hill Rd. on January 15, 2010.

2. Waivers for the Shenberger Subdivision.

- A. Access to Lot #6. Mr. Moskowitz has researched the Deed of Dedication for Skyview Drive and has determined that the stub access connecting to the Shenberger property was dedicated to the Township. Mr. Moskowitz recommends that an easement be granted to the Shenberger's with no guarantees, as deeding the right of way to them could constitute a Road Abandonment. This would require all parties involved to sign a Quit Claim Deed. After a discussion on the matter, Mr. Pfitzenmeyer moved to grant the Shenberger's an easement to utilize the access, provided that they (Shenberger's) pay all costs in connection with having the easement drawn-up. Second, Mr. Martz. Questions, none. Vote 3-0 in favor of the motion.
- B. Sewer Maintenance and Operations Agreement has been drafted. "Exhibit A" needs to be attached and returned to the Board for signatures.
- C. Mr. Price expressed concerns about horses being pastured in the area of the basin for lot 6. Mr. Shenberger feels that this is a common practice for basins in Agriculture Areas.
- D. It was determined that approx 19 acres of land would be available for pasturing of horses combining Lot 6 and other open space areas. This should allow ample land for for pasturing horses in accordance with the Zoning Ordinance.
- E. A discussion centered around the definition of Common Open Space. It appears that the ordinance is in conflict with its definition. The Board will come up with a reasonable solution on the matter.

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- F. The Shenberger's have agreed to escrow for all improvements prior to the recording of the plans.
 - G. Mr. Pfitzenmeyer moved to sign the Sewer Operations and Maintenance Agreement when "Exhibit A" is attached and Mr. Moskovitz is satisfied with the agreement. Second, Mr. Martz. Questions, none. Vote 3-0 in favor of the motion.
3. Vision Partnership Program – Contract Extension.

Mr. Pfitzenmeyer moved to approve an addendum to the original agreement to extend the contract timeline for six months until September 30, 2010 to allow ample time to complete work, ordinance reviews and adoption of the Subdivision Ordinance. Second, Mr. Martz. Questions, none. Vote 3-0 in favor of the motion.
 4. Regional Economic Development Study.

Mr. Pfitzenmeyer moved to join the Regional Study at a cost of \$300.00-\$500.00. Second, Mr. Martz. Questions, none. Vote 3-0 in favor of the motion.
 5. The Board agreed to meet with the West Brandywine Supervisors on February 18, 2010 at 6:00 P.M. at the West Brandywine Township Building.
 6. Resolution 3-10

Mr. Pfitzenmeyer moved to approve Resolution 3-10 to permit the filing of reports with Pendot electronically. Second, Mr. Price. Questions, none. Vote 3-0 in favor of the motion.
 7. Mr. Pfitzenmeyer moved to re-appoint Steve Brown and Christine Fuller to the Historical Commission and to accept the resignation of Dawn Ammon. Second, Mr. Martz. Questions, none. Vote 3-0 in favor of the motion. Mr. Dunlap will write a letter thanking Mrs. Ammon for her service.
 8. Mr. Pfitzenmeyer moved to purchase a camera and equipment for the Historical Commission to photograph documents at a cost of \$500.00. Second, Mr. Martz. Questions, none. Vote 3-0 in favor of the motion. The Board asked that the equipment remain in the Historical Commission Office. The Board asked Chairman Miller to set the temperature back when the office is not in use.
 9. The Board directed Mr. Dunlap to advertise for the installation of a new roof on the Ferguson House, and to bid two ways. With Clean-up and to have the Road Dept. clean-up.

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10. Solicitor Comments.

- A. Mr. Moskowitz suggested that the Board meeting with Consultant David Linahan to discuss the 537 Plan and the Lawrence Development Co. Modules. They directed Mr. Moskowitz to arrange a meeting.

11. Mr. Vaughn announced that the Zoning Hearing originally schedule for February 3rd. has been changed to February 1, 2010.

12. Challenger Grant, Amos Stoltzfus Farm, Octorara Trail.

Mr. Dunlap discussed his memo to the Board concerning the purchase of the Development Rights to the Stoltzfus Farm. The cost to the Township would be approx \$480,000.00. Mr. Pfitzenmeyer moved to send a letter to the Chester County Agriculture Preservation Board telling them the that Township is interested but, cannot do it at this time. Second, Mr. Martz. Questions, none. Vote 3-0 in favor of the motion.

13. In other business, the Board unanimously approved at a motion made by Mr. Pfitzenmeyer to allow Mrs. Johnson to draw on the Township's Certificate of Deposit with Downingtown Bank in the amount of \$100,000.00 to pay Township Bills.

With no further business at hand, adjournment was at 8:50 P.M.

Respectfully submitted,


Gary L. Dunlap, Secretary

Approved: 2-8-10