

Meeting
Board of Supervisors
West Caln Township
Monday May 24, 2010

A meeting of the West Caln Township Board of Supervisors was held on Monday May 24, 2010 at 7:00 P.M. in the Township Municipal Building. Present were Supervisors Martz, Pfitzenmeyer and Price, Treasurer Patricia Johnson, Road Forman Touchton, Solicitor Moskowitz, Ass't Manager Vaughn and Manager Secretary Dunlap. There were 12 citizens in attendance.

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

1. Citizens Comments.

Mr. James Conger, Mr. Dennis Egan and Mr. Steve Becker representing the Calnshire Homeowner's Association approached the Board concerning the unfinished roads in the Calnshire Development. Mr. Conger pointed out that the Development has been in existence for nearly 5 years and the final paving and dedication of the roadways has yet to be completed. Mr. Pfitzenmeyer and Mr. Moskowitz both advised that the Township has been in contact with Mr. Toadvine, the Attorney for the Developer to address the matter. Mr. Moskowitz stated that is the Board's desire to have Durham Drive and Captiva Way completed and dedicated, however, a basin to the east of Durham Drive cannot be completed until all of the work in Phase II. is completed. Mr. Moskowitz further advised that the Board is requesting a Maintenance Bond to remain in place to cover any damages to Durham Drive until such a time that Phase II. is completed and dedicated. Mr. Martz also suggested that the escrow in place for the roadways be reviewed to insure that ample funds remain for completion. After a discussion on the matter, Mr. Martz moved to have Yerkes Associates review the escrow. Second, Mr. Pfitzenmeyer. Questions, none. Vote 3-0 in favor of the motion. Mr. Moskowitz will speak with Mr. Toadvine this week on the matter.

2. David Glick Subdivision. Tucker Lane.

Mr. Glick and Mr. Andrew DeFonzo of D. L. Howell Engineering were present to represent the plan. Mr. DeFonzo stated that soil sampling was done on Lot #2 by Mr. Russell Losko of Lanchester Soil Consultants. Mr. Losko, in a report dated May 19, 2010 stated that at minimum, a Drip Irrigation would be feasible. This was the last matter that the Board requested to be addressed on the subdivision. Mr. Pfitzenmeyer moved to approve the subdivision with the following conditions.

- a. Sewer System area be indentified on the plan.
- b. Amended declarations for easements be signed and notarized.
- c. Surveyor Seal be placed on the plan.

Second, Mr. Martz. Questions, none. Vote 3-0 in favor of the motion. Mr. Moskowitz will review the declarations for signatures and notarization prior to releasing the plans.

3. Request of Gregory Layton to utilize Township Open Space for Music Festival.

Mr. Pfitzenmeyer moved to have Mr. Dunlap write Mr. Layton and advise him that he must obtain insurance naming the Township as additional insured to use the Driveway through the open space for his festival. Second, Mr. Martz. Questions, none. Vote 3-0 in favor of the Motion.

4. The Board unanimously approved a Participation Agreement with Zeke's Inc. to guarantee that the Township will pay no more than \$3.14.9 per gallon for heating oil this coming season.

5. Mr. Moskovitz presented a Resolution and Deed of Dedication from Farpoint Associates for the Dedication of Tucker Lane in the Meadow View Subdivision. Mr. Pfitzenmeyer moved to accept Dedication of the roadway and write off any engineering bills that are still owed to the Township in that Farpoint Associates has been dissolved. Second, Mr. Martz. Questions, none. Vote 3-0 in favor of the motion.


Mr. Moskovitz then read a Resolution to accept Dedication of Jacobs Drive in the Cambridge Oaks Subdivision. Mr. Martz moved to accept Dedication. Second, Mr. Pfitzenmeyer. Questions, none. Vote 3-0 in favor of the motion. It is noted that the Developer, Robert Zoba forfeited the escrow to the Township in 2007. The funds are in the General Fund. The only payment made out of the escrow was to William Witman for pinning the lots. A future payment will be made to cover the cost of planting street trees.

In other business, Mr. Martz recommended that the Board look into insulating the Maintenance Building to stop heat loss. The Board agreed to this.

With no further business at hand, adjournment was at 7:35 P.M.

Approved: 6-14-10

Respectfully submitted,


Gary L. Dunlap, Secretary