

Meeting
Board of Supervisors
West Caln Township
Monday February 28, 2011

Corrected: 3/2/11

A meeting of the West Caln Township Board of Supervisors was held on Monday February 28, 2011 at 7:00 P.M. in the Township Municipal Building. Present were Supervisors Pfitzenmeyer and Price, Police Chief Martinez, Treasurer Johnson, Road Forman Touchton, Ass't Manager Vaughn and Manager/Secretary Dunlap. There were 6 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. None.
2. Preliminary Plan, 1201 Airport Rd. (Sands Property).

Mr. Louis Colegreco, Esquire, Mr. Denny Howell and Mr. Andrew Defonzo represented the plan before the Board. Mr. Colegreco stated that the plan had received Preliminary Approval from the Planning Commission on February 7, 2011 and that they were seeking the same from the Board of Supervisors. Mr. Pfitzenmeyer asked Mr. Colegreco if there would be a problem with just 2 Supervisors present. Mr. Colegreco stated that they had no problem with 2 Board Members present. Mr. Pfitzenmeyer asked if they could comply with the review letter from Yerkes and the recommendations of the Planning Commission. Mr. Colegreco advised the Board that there would be no problems with compliance. Mr. Pfitzenmeyer asked if additional language could be put into the Home Owners Association Documents regarding snow removal around Fire Hydrants and marking of same. This language will be added.

Mr. Pfitzenmeyer then moved to grant Preliminary Approval provided that all comments and recommendations be addressed in the Final Plan and to have Mr. Moskovitz send a letter to the Developer stating the comments and conditions to be signed by the Developer. Second, Mr. Price. Questions, none. Vote 2-0 in favor of the motion.

3. Steve and Robin Shenberger,.

Mr. Moskovitz stated that the plan was properly approved and recorded by the Shenberger's. A problem occurred when the Shenberger's made application to the County Health Dept. for Sewer Permits in that pump tanks on the individual lots be relocated to the open space and located at the bottom of the absorption areas designated for each of the lots in subdivision.

Mr. Pfitzenmeyer made the following motion.

Therefore, it is proposed that the Board of Supervisors shall permit the Shenberger's to submit an amended subdivision plan modifying the location of the pump tanks in accordance with the Chester County Health Dept. and DEP requirements. Because this revision does not involve land planning issues, but only the placement of a pump as part of the sewer system, the application fee be waived. Also, because planning issues are not involved, the Board of Supervisors waive the necessity of submission to the Township Planning Commission for review. The Shenberger's shall be obligated to reimburse the

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Township for any expenses regarding engineering review of the modification of the plan and legal expenses associated with amending the Sewer Maintenance Agreement. The revised plan shall first be submitted to the Chester County Health Dept. and the DEP for any comments. The revised plan and the amended Sewer Maintenance Agreement shall be recorded in the Office of the Recorder of Deeds with time-stamped copies provided to the Township. Second, Mr. Price. Questions, none. Vote 2-0 in favor of the motion.

4. Mr. Pfitzenmeyer moved to have 3 Members of the Planning Commission attend the Master Planning Course sponsored by the Pa. Association of Boroughs. Second, Mr. Price. Questions, none. Vote was 2-0 in favor of the motion.

5. Mr. Price moved to have Mr. Vaughn attend 3 classes/ 2 days for continuing education under the UCC. Second, Mr. Pfitzenmeyer. Questions, none. Vote 2-0 in favor of the motion.

6. Mr. Pfitzenmeyer announced that there will be Joint Meeting of the Board of Supervisors, Planning Commission, and Zoning Hearing Board on Monday March 7, 2011 at 6:00 P.M., and a meeting Between the Board of Supervisors and the Martin's Corner Fire Co. will be held the same night at 7:30 P.M.

7. Pump and Haul Agreement for Brian and Nicole Gourney.

Mr. Pfitzenmeyer moved to approve the Pump and Haul Agreement as this was required as a condition of their Zoning Hearing. Second, Mr. Price. Questions, none. Vote 2-0 in favor of the approval.

8. A list for Fundraisers was submitted by the Wagontown Fire Co.

9. Davidson Property, Airport Rd.

Mr. Moskovitz will follow up on the matter and get a timeline for the installation of the sewer system.

10. Mr. Moskovitz will follow up with Americorp to get a timeline for the completion of improvements at the Calnshire Development and for the payment of outstanding monies owed to the Township for engineering inspections. A check has been received from Americorp and has been applied to their invoices. Mr. Moskovitz asked for a current statement with invoices showing the current amount owed. Mrs. Johnson stated that she sent the statement and invoices via email to Mr. Moskovitz.

11. Mr. Moskovitz reported that Sadsbury Township Solicitor is amending the Sadsbury Conveyance Agreement and that the document should be received within 30 days.

With no further business at hand, adjournment was at 7:25 P.M.

Approved: 3-14-11

Respectfully submitted,

