

# London Britain Township Board of Supervisors Meeting

January 7, 2013 APPROVED 2/11/13 BOS MTG

David Owens, Chairman of the Board of Supervisors opened the hearing at 7:08 PM. In attendance were Supervisors Glenn Frederick and Aileen Parrish, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Engineer Pat Walsh, and several residents.

**Zoning Ordinance Hearing Cont'd-** David Owens noted that the Zoning Ordinance review is completed with the addition of #9 to Section 603.I and a definition to Article II. Aileen Parrish made a motion to have Township attorney Tom Oeste advertise the Zoning Ordinance for a 3/11/12 hearing date. The Zoning Ordinance needs to be advertised again because of all the significant changes made to the document since it was originally advertised in 2010. David Owens seconded and the motion carried unanimously. David Owens closed the Zoning Ordinance hearing at 7:15pm.

## **Board of Supervisors Meeting**

David Owens, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 7:16 PM. In attendance were Supervisors Glenn Frederick and Aileen Parrish, Secretary Carolyn Matalon, Zoning Officer Dave Gargula, Engineer Pat Walsh, and several residents.

**Resolution#13-3 –** David Owens read Resolution #13-3 and made a motion to appoint for a one year term ending at the 2014 Reorganization Meeting the following:  
Zoning Officer-Dave Gargula; Roadmaster-Joe Ferguson; Engineer-Pat Walsh/Walsh Engineering; Water Resource Engineer-Joe Boldaz/Hydraterra Professionals; Attorney-Tom Oeste of Parke, Barnes, Spangler, Oeste & Wood; Alt. Attorney-Fronefield Crawford of Fronefield Crawford Wilson, Ryan & Agulnick; Zoning Hearing Board Attorney-Jane Shields/MacElree Harvey Ltd; Building Inspector-Municipal Solutions Inc.;  
Planning Advisors-Brandywine Conservancy & Natural Lands Trust; Auditor-BBD LLP;  
Landscape Consultant- Ellen Tracey/Design Etc; Emergency Management Coordinator-Chuck Freese.

Aileen Parrish seconded and the motion carried unanimously.

**Resolution #13-4 –** David Owens read Resolution #13-4 and made a motion appointing Don Allen to the Vacancy Board; Gary Schroeder and Bill Maslanka to the Parks and Recreation Advisory Board ; Chuck Carroll to the Planning Commission; John Steichen and Mary Ellen Taylor to the Zoning Hearing Board; Aileen Parrish and Martin Wells to the Historical Commission; Joe Fanning to SECCRA. Aileen Parrish seconded and the motion carried unanimously.

**Resolution #13-5 –** David Owens read Resolution #13-5 and made a motion appointing the West Grove and Avondale Fire Companies to be fire protection providers and ambulance service providers. West Grove Fire Co. will provide rescue service with the mutual aid in effect. The Pennsylvania State Police of Avondale Barracks will provide police protection. Medic 94 will provide advanced emergency support in conjunction with the fire company and ambulance service. The contact person between said organizations and the Chester County Department of Emergency Services will be Joe Ferguson and/or Chuck Freese. Aileen Parrish seconded and the motion carried unanimously.

**Resolution #13-6-** David Owens read Resolution #13-6 and made motion to establish the reimbursement rate for mileage in 2013 at 56.5 cents per mile. Aileen Parrish seconded and the motion carried unanimously.

## **Road Report**

Joe Ferguson read the December 2012 Road Report (report attached).

## **Park Report**

Joe Ferguson read the December 2012 Park Report (report attached).

There being no further business Joe Ferguson left the meeting at 7:30pm.

## **Zoning Report**

Dave Gargula noted there was 1 Building permit issued for December 2012  
BP# 12-61                      Canterra                      114 Good Hope Rd                      deck

Dave Gargula read the complaints received during December 2012. (report attached)  
2 Hunters Run- Dave Gargula investigated the abandoned house with open windows. Building Inspector John Coldiron suggested we contact Chester County Recorder of Deeds for ownership. Dave Gargula is researching ownership. Glenn Frederick made a motion to allow the road crew to take the trash from the property, keep a tab of the cost from the township and to research getting a lien against the property. Aileen Parrish seconded and the motion carried unanimously.

## **Other Zoning Matters**

There being no further business Dave Gargula left the meeting at 7:50pm.

## **Subdivision and Land Development**

Rinehimer Subdivision- Barry Stingel provided a revised plan showing all the revisions required at the Conditional use hearing. The Driveway agreement was submitted but not signed. Aileen Parrish made a motion to sign the plans noting that the conditions have been complied with the exception that prior to recording the Subdivision plan the signed Driveway Agreement needs to be received by the Township. Glenn Frederick seconded and the motion carried unanimously.

Windsor-Wastewater engineer Joe Boldaz discussed the Windsor treatment plant with the Board. Aileen Parrish discussed the letter that was sent to Windsor developer Martha Gilman and a new proposed draft letter. Aileen Parrish has discussed both letters with Martha Gilman. Martha Gilman informed Aileen Parrish that she spoke with Joe Boldaz about a 90 day timeline for dedication of the treatment plant. Joe Boldaz had not given any timeline for such as he not visited the plant or completed a punchlist. The timeline he gave Martha Gilman was an expectation of time for the DEP permit which may be within 90 days. Aileen Parrish noted that the Developer (Gilman) owes money to the Township and is agreeable to paying the money due as long as we include a timeline of dedication. Joe Boldaz agreed that we have no idea what DEP will end asking us to do so a dedication timeline cannot be given. Joe Boldaz and Glenn Frederick agreed that the Township can put together a Treatment plant and Subdivision punchlist and would be willing to forward with dedication once all the punchlist items are completed. Pat Walsh noted that the basin located below the treatment plant needs to be converted prior to the driveway being completed and the landscaping completed around the treatment plant. Aileen Parrish indicated that until the bills are paid the Developer cannot speak with the Township engineers. Joe Boldaz reviewed the Sewer agreement and discussed the As-built plans and other matters which need to be finalized from the sewer agreement. Joe Boldaz can help establish a capital reserve amount.

Pat Walsh has a Subdivision punchlist and Joe Boldaz estimates it make take approximately 14+hrs to create a punchlist in the next week or so. The Board agrees to draft a letter to Developer (Gilman) stating that it will have a Treatment Plant and Subdivision punchlist provided to the Developer (Gilman) approximately fourteen days after the Developer's (Gilman) debt is paid to the Township.

There being no further business Joe Boldaz left the meeting at 8:38pm.

## Glen Ridge subdivision

Land Trust-Bill Romanelli has addressed all Land Trust punch list items, has a Title Insurance policy copy (original will be mailed), 3 original copies of the Land Trust Open Space Deed of Dedication are provided to be signed by the Land trust and the Conservation easement copies are provided for signature by the Land trust. Land Trust President Martin Wells has no further questions or concerns for the Glen Ridge subdivision. Joe McNelis stated via email that all Land trust punch list items are satisfied. Aileen Parrish asked for HOA contact information which Bill Romanelli will provide to the Township and the Land Trust. Martin Wells as president of the Land trust signed the deed of dedication and the conservation easement. A check for \$2500 was received.

Roads- Bill Romanelli stated that \$2000 escrow to cover work that will be done is ok but agreed that Pat Walsh's engineering fees are not included in the escrow costs. The Board agrees that the escrow amount should be \$3000. Bill Romanelli stated that he had just given an escrow check of \$15,000 to the Township. If there are not enough funds left he agrees that he will cover additional escrow for Pat Walsh's fees. A check was received for \$2000.

Maintenance bond- Bill Romanelli has not received the bond yet but is expecting to receive it within 7-10 days. Glenn Frederick made a motion to accept dedication of improvements for Glen Ridge subdivision conditioned upon receipt of the Maintenance bond in the amount \$139,814.00 within 10 days. Aileen Parrish seconded and motion carried unanimously.

Resolution #13-7- David Owens read Resolution#13-7 which accepts the offer of dedication of Glenview Court and Wynn Court, as shown on the Final Subdivision plan of Glen Ridge prepared by Hillcrest Associates, Inc. dated 1/14/05, last revised 10/6/06, recorded in the Office of Recorder of Deeds of Chester County, as Township roads to be a part of the Township public road system. Aileen Parrish made a motion to adopt Resolution# 13-7 as read. Glenn Frederick seconded and the motion carried unanimously.

Glen Ridge Escrow Release #13- David Owens noted that we are in receipt of a request to release \$208,503.00 which will close out the escrow for Glen Ridge. Glenn Frederick made a motion to accept the request to release \$208,503.00 which will close out the escrow for Glen Ridge subdivision pending the receipt of the maintenance bond. Aileen Parrish seconded and the motion carried unanimously.

## **Minutes**

12/10/12 David Owens made a motion to adopt the minutes of 12/10/12 as written. Glenn Frederick seconded and the motion carried unanimously.

12/17/12 David Owens made a motion to adopt the minutes of 12/17/12 as written. Glenn Frederick seconded and the motion carried unanimously.

## **Old Business**

### **New Business**

## **Business From the Floor**

The Board of Supervisors granted Janie Schnelle permission to use her \$50 stamp allowance for the ink cartridge instead.

## **Adjournment**

Glenn Frederick made a motion to adjourn the meeting at 9:24PM. David Owens seconded and the motion carried unanimously.