

London Britain Township Board of Supervisors Meeting

June 22, 2015 approved 7/13/15 BOS mtg

Conditional Use Hearing- Rice

Glenn Frederick, Chairman of the Board of Supervisors opened the Hearing at 7:08 pm. In attendance were Supervisors David Owens and Aileen Parrish, Secretary Carolyn Matalon and Treasurer Nette Stejskal, Township Attorney Tom Oeste and several residents.

Tom Oeste stated the hearing is being held tonight to consider the application of James and Hillary Rice for Conditional Use approval pursuant to Article 4 Section 402.C.7 of the Zoning Ordinance at the location of 213 Elbow Lane, Landenberg PA with TP#73-5-45.9A. Tom Oeste presented exhibits. Alan Hill a representative of Hillcrest Assoc. presented a map showing the 13.894 acre property which will be subdivided into 2 lots as a condition of a divorce. Glenn Frederick stated that if he understands it correctly, if not granted a conditional use the property owners would lose Act 515 status. Aileen Parrish commented that this split of the property is mandated by part of the divorce agreement. Tom Oeste discussed the following:

LBT PC review letter- Item #1, 3, 4, Alan Hill stated the Rice's will comply. Item #2 has already been completed. Item #4 A comment from Tom Oeste was added that if a conditional use is granted the subdivision will comply with all Township Zoning. Alan Hill again agreed.

Walsh Engineering review letter- Alan Hill stated the Rice's will comply with all items in the review letter.

CCPC review letter- Primary issues #2-6 Alan Hill stated the Rice's will comply. Administrative note #2 was discussed and Alan Hill noted a non- building waiver was sent to CCHD. Carolyn Matalon noted that originally a plan was received showing well and septic on Lot 1 and a non-building waiver was received. Carolyn Matalon discussed this with Tom Quinn/CCHD and the CCHD would not accept a plan showing proposed well and septic along with a non-building waiver. The applicants were made aware and wanted to proceed with a non-building waiver (lot 1) so a new plan was submitted without well and septic proposed for lot1. Aileen Parrish noted that the property owners know that Lot 1 is a non-building lot as they have asked for a non-building waiver, so if in the future they intend to build on Lot 1 they will have to go through the planning module process with Chester County Health Dept and possibly DEP and this is a risk they are taking by going this route. Tom Oeste stated that there should be a note on the plan that states that Lot 1 will not be used for residential purposes until the planning is done. Dave Gargula has no comment other than agreeing with the LBTPC letter and the PW letter. Aileen Parrish would like to talk about this conditional use application with the attorney and craft conditions especially with Lot 1, the larger lot. Glenn Frederick and David Owens have no further comment. Bob Cox, adjoining property owner asked if there are any greenway connectors near this property. The Board of Supervisors stated there is not. With no further comments David Owens made a motion to close the hearing at 7:41pm. Tom Oeste will craft a decision for the Board of Supervisor to be presented at the July 13, 2015 meeting. The Board of Supervisors approved Tom Oeste sharing a draft with Alan Hill, Hillcrest.

Board of Supervisors meeting

Glenn Frederick, Chairman of the Board of Supervisors opened the Board of Supervisors meeting at 7:43 pm. In attendance were Supervisors David Owens and Aileen Parrish, Secretary Carolyn Matalon and Treasurer Nette Stejskal, and few residents.

Old Business

Vaughn's Trail- Nette Stejskal stated that C. Rappa shares a property line with a 10' trail that the Township owns and on the other side of the trail is the Charlton property. He felled a tree which fell over the trail and pushed everything onto the Charlton property. Mr. Rappa did have the largest pieces of the tree removed. There is damage to the trail and the Charlton property. Rickerman Tree Service went out to look at the trees that were damaged. Zoning Officer Dave Gargula went out when before and after it was cleaned up. Vaughn Charlton says the trail ground is now eroding. Last Wednesday Hillcrest staked out the property corners for the Township. All the tree debris removal completed was on the Rappa property. An executive session will be held to discuss this further.

EMS agreement- A multi-municipal agreement was received. The Board of Supervisors will review and address again at the 7/13/15 Board of Supervisors meeting.

New Business

SECCRA Resolution #15-10

Glenn Frederick read the Resolution where its purpose is to amend its Articles of Incorporation for a term of 50 years. Glenn Frederick made a motion to adopt Resolution #15-10 as read. Aileen Parrish seconded and the motion carried unanimously.

Nivin View- Tax exemption forms for the Open space land owned by the Township were signed by the Board of Supervisors.

Business from the Floor

Windsor- No updated news about the dedication of Windsor from Tom Oeste.

Blue Bird Houses @ Nichol Park- The Board of Supervisors approved placement of and monitoring of blue bird houses at Nichol Park by Township resident Steve Cottrell.

Treasurer Report

Nette Stejskal read the June 22, 2015 Treasurer Report (report attached)

Bills over \$1000

<i>Avondale Fire EMS</i>	<i>\$1250.00</i>	<i>Hydraterra</i>	<i>\$7538.83</i>
<i>Avondale Fire</i>	<i>\$6378.50</i>	<i>MSI</i>	<i>\$1748.00</i>
<i>SCCEMS</i>	<i>\$3000.00</i>	<i>Rickerman</i>	<i>\$2737.50</i>
<i>WGFC Amb</i>	<i>\$6038.00</i>	<i>Walsh Eng</i>	<i>\$3795.00</i>
<i>WGFC</i>	<i>\$14883.00</i>	<i>Walton Water</i>	<i>\$1480.34</i>
<i>Alger Oil</i>	<i>\$1444.64</i>	<i>Longs Asp</i>	<i>\$77737.92</i>
<i>Walsh Eng</i>	<i>\$8421.50</i>	<i>Allan Myers</i>	<i>\$48772.06</i>
<i>Asphalt Maint</i>	<i>\$10530.09</i>	<i>Derry Mills</i>	<i>\$2890.62</i>
<i>Mt Rocky Trk</i>	<i>\$2628.00</i>	<i>Hydraterra</i>	<i>\$2426.55</i>

General Fund- Glenn Frederick made a motion to acknowledge the ACH transactions for the payments of interest on the DVRFA Loans, payroll taxes, and bank fees. David Owens seconded and the motion carried unanimously.

General Fund – Glenn Frederick made a motion to pay bills as represented by General Fund M&T with checks# 14418-14444 from the General Fund. David Owens seconded and the motion carried unanimously.

Plgit-General Fund- Glenn Frederick made a motion to pay bills with ck# 6682 void and payment of bills with ck#6683-6715 from the Plgit General Fund. David Owens seconded and the motion carried unanimously.

Plgit General Fund- Glenn Frederick made a motion to acknowledge the ACH transactions for the payments of P card purchases. David Owens seconded and the motion carried unanimously.

Plgit-General Fund- Glenn Frederick made a motion to acknowledge the transfer of funds from the General Fund to the Park Fund, Open Space Fund, Capital Fund and other deposits. David Owens seconded and the motion carried unanimously.

Parks Fund- Glenn Frederick made a motion to pay bills with ck#2695-2699 from the Parks Fund. David Owens seconded and the motion carried unanimously.

Parks Fund- Glenn Frederick made a motion to acknowledge the transfer to the General Fund and Highway Fund. David Owens seconded and the motion carried unanimously.

Open Space Fund- Glenn Frederick made a motion to approve the ACH transactions for the CD investment advisory fee. Aileen Parrish seconded and the motion carried unanimously.

Open Space Fund- Glenn Frederick made a motion to approve the transfer to the General Fund for loan interest and tax collection. David Owens seconded and the motion carried unanimously.

Capital Fund- Glenn Frederick made a motion to pay bills with ck#1398-1399 from the Capital Fund. Aileen Parrish seconded and the motion carried unanimously.

Capital Fund- Glenn Frederick made a motion to approve the transfer to the General Fund. David Owens seconded and the motion carried unanimously.

Highway Fund- Glenn Frederick made a motion to pay bills with checks#6421-6428 from the Highway Fund. David Owens seconded and the motion carried unanimously.

Miscellaneous Escrow Account- Glenn Frederick made a motion to pay bills with check#166 from the Miscellaneous Escrow Account. David Owens seconded and the motion carried unanimously.

Windsor LOC Escrow Account- Glenn Frederick made a motion to pay bills with ck# 126 from the Windsor LOC Escrow Account. Aileen Parrish seconded and the motion carried unanimously.

Adjournment –David Owens made a motion to adjourn the meeting at 8:40pm. David Owens seconded and the motion carried unanimously.