

East Fallowfield Township  
Planning Commission meeting  
**Unapproved** April 4, 2016 minutes  
6:30 pm

**Attendees:**

Dennis Crook, Chairman  
John Schwab, Vice Chairman  
Richard Agatone  
Joe Perzan  
Carol Kulp

Bob King, resident

**Not Present:**

Jim Weeks  
Garth Monaghan

Dennis Crook called the meeting to order at 6:30 pm.

**Discussion on order of agenda items.**

There was a discussion about the order of agenda items for the meeting. The Planning Commission decided to proceed with the meeting in the order below.

**Discuss Act 31 Amends PA's Permit Extension Act 53 P.S. 11703.1.**

Dennis Crook stated that development activity in the Township is picking up. The Permit Extension Act was to extend permits issued at a certain period of time. The PA Permit Extension Act which ends on July 2, 2016, put all permits on hold. Dennis Crook explained that a permit that had six months left until expiration, would have six months left beyond July 2, 2016 under the Permit Extension Act. There was a discussion regarding record retention and locating files in the Township office. John Schwab stated we don't have a good handle on the status of developments impacted by the Permit Extension Act. There was a discussion about the Township changing solicitors and the paperwork being transferred from the prior solicitor to the new solicitor. Dennis Crook said he wants to put together a summary of developments that are open and what their status is in preparation for the Permit Extension Act expiration date approaching. Dennis Crook discussed the Fieldstone/Pelham Place Development. Mr. Crook read the list of developments which included the following: Baron Crest, Dunsmore, Eastco (old junkyard), Harkins Farm, Hope Community, Jansen, Hidden Valley Mobile Home Park, Jennersville Investments, Johnston Property, Manchester Farms, Northwoods, John Pia Planned Use Appeal, Providence Hill, Ridgecrest (just getting started), Scott Farm, Thomas Subdivision, and Bawa M. Fellowship. John Schwab brought up the question as to whether any of these subdivisions are deemed approved after the Permit Extension Act expires. Mr. Crook would at least like the Planning Commission to meet with the Township Engineer to discuss the developments and escrow account. Dennis Crook discussed an article in the meeting packet which describes how the clock works with clarification of the Permit Extension Act with amendment with Act 31.

Dennis Crook stated during research he found that the Township lost money opportunities when extending the permits of some developments. The Township could have charged fees for extending some permits. Dennis Crook stated if a final subdivision plan is not recorded within 90 days of Board of Supervisors approval, the action of the Board of Supervisors is null and void. Approval is voided if the plan is not taken to the County to be recorded within 90 days of approval.

Dennis Crook discussed the expiration of the Permit Extension Act to be an opportunity to inform developers of the status of their developments. Joe Perzan spoke about the risks of taking this action. There was a discussion

about which action is most advantageous. There was a discussion about taking each development on a case by case basis rather than notifying developers on the status of developments. The Planning Commission also talked about the office needing a system to address the land development application process.

Dennis Crook discussed his concern about the zoning officer not being the first to handle and review applications and how this will work when development applications start to move again.

#### **Escrow for West Chester Road and South Caln Road Intersection Improvements.**

Dennis Crook stated he is proposing the Township Engineer, Solicitor, Zoning Officer, and office staff all attend the next Planning Commission meeting to discuss the open subdivision applications. Escrow was also briefly discussed. The intersection of West Chester Road and South Caln Road was discussed. There was a specific amount per lot put into that escrow account. John Schwab stated that escrow account isn't fully funded to complete the intersection improvements because all of the developments required to contribute to the escrow have not been completed. They discussed the four-way stop sign at West Chester and South Caln Road. The opinion was that this solution has worked to reduce accidents and that there isn't enough traffic to have a traffic light put in there. Mr. Crook stated there is still stormwater problems at that intersection. There was a discussion about the stormwater problem and where the flooding occurs. Carol Kulp spoke about the path of stormwater runoff from that intersection. Dennis Crook stated he'd like to discuss the needs of this intersection with the Township Engineer.

#### **Discuss East Fallowfield Ordinances for Deadlines.**

The Planning Commission discussed the time limit on preliminary and final subdivision and land development applications as stated in the MPC and the Township Ordinances. A multi-phase project can be stretched out over five years. Dennis Crook stated Fieldstone could be considered a multi-phase project. Joe Perzan stated each development's status and deadline will need to be assessed on a case by case basis.

#### **Request for Legal and Engineer for Status of Development Deadlines Past and Present.**

Dennis Crook spoke about the Fieldstone Development and said he felt they should have called the bond and finished the infrastructure. A property investor currently owns that development. There was a discussion about what type of homes could be built on the empty lots in Fieldstone and if the homes could be redesigned. Dennis Crook stated Fieldstone is a tough development to sell because most developers want to start a development from scratch and build what they want.

They discussed the process they will take in researching the development status. Dennis Crook stated he will get the tax parcel numbers for each development. This will reduce the confusion over developments having multiple names. John Schwab suggested going to the County next to determine the status of each development. John Schwab said they should get the facts on each development before inviting the Township Engineer, Township Solicitor, office staff, and Zoning Officer to a Planning Commission meeting. They discussed having Carol Kulp attend the Planning Commission meetings and how it helps communication between the Planning Commission and Board of Supervisors.

Bob King, East Fallowfield Township resident, discussed a malfunctioning basin in the Manchester Farms Development. He said this basin has been malfunctioning for ten years and the stormwater is coming down Misty Patch Lane. Mr. King stated he wants to talk to Chris Della Penna about that basin. Dennis Crook stated the Township should have a list of basins. There was a discussion about various basins. Carol Kulp commented on the Brinton Station basins that were ponds attracting mosquitoes. There was a discussion about who is responsible for monitoring the function of the basins and maintaining them. John Schwab stated the HOA's are responsible for maintaining basins. Mr. King said someone needs to certify that the basins are fixed and functioning properly. John Schwab stated it is the Planning Commission's opinion that the Township needs a manager. A manager would

oversee these types of issues such as stormwater problems and monitoring basins. There was a general discussion about the various reasons for the need of a township manager.

**Next Planning Commission meeting:** May 2, 2016.

**Adjournment.**

MOTION: Dennis Crook made a motion to adjourn the Planning Commission meeting at 8:10 pm. Joe Perzan seconded. VOTE: 4-0.

Respectfully submitted,

Lisa Valaitis  
Township Secretary