

East Fallowfield Township
Planning Commission Workshop and Comprehensive Plan meeting
Approved June 15, 2015 minutes
6:30 pm

Attendees:

Dennis Crook, Chairman
John Schwab, Vice Chairman
Joe Perzan
Garth Monaghan
Jim Weeks
Jan Bowers
Joe McCormick
Ray Ott, Ray Ott & Associates

Not Present:

Richard Agatone
Jim Durborow

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

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

Comprehensive Plan and comments from the public meeting: Ray Ott said that after the public meeting, he sent out an abbreviated, edited version of changes to the Comprehensive Plan. He published this on Tuesday last week, and forwarded it to the County to initiate the Act 247 review and start the 45 day clock. On Wednesday or Thursday of last week, Lisa Valaitis forwarded the Act 247 form required by the County. Ray Ott said he got a memo from Jan Bowers on June 8, 2015 with 43 comments on the Comprehensive Plan. Ray Ott said he made most of her changes that were corrections and didn't change the intent.

Ray Ott discussed comments submitted by Jan Bowers in regard to the Comprehensive Plan:

1. Luria Brothers and Beagle Club: Public Lands replaced the sentence stating "the plan also recommends the Township's established ability for two other properties for passive public use: the 39 acre Luria Brothers on Mortonville Road and the 104 Beagle Club property." He said Jan Bowers didn't see the changes that had already been made to the Plan. He said that Jan also recommended an additional explanation in regard to the Luria Brothers property but he didn't feel they were necessary because it was already clearly stated in the Plan that the Luria Brothers property has environmental issues.
2. Map 3: Ms. Bowers had commented that there should be some text describing how cluster development is now intended to be implemented. The cluster conservation design is not mentioned at all in the Plan. Ray Ott said this was the intent so the comment was not added. Ray Ott said it is clear that the Plan recommends certain densities of development.
3. Number key for locations on the Public Facilities Map – Transportation recommendations: Jan Bowers had commented that numbering should be added on the map with a key to label the

locations. Ms. Bowers suggested this for the trails too. Ray Ott said he did not open up those maps to make the changes. He said he could do it if the Planning Commission is insistent. This change was not made.

4. Transportation Improvement List: Duplicate the list of things on the Transportation improvement list that is on the County's website. Ms. Bowers questioned what power pit restoration is. Ray Ott said he wasn't sure what this was without researching it. He said we don't have to interpret what the County recommends. Garth Monaghan said he thought it is the Mortonville Bridge.
5. Scenic Roads – Why doesn't this scenic road segment start at the western township boarder instead of starting at Glenrose Road?

Superfund and Brownfield Sites - Luria Brothers & Beagle Club: Dennis Crook talked about how he bought the Overbrook Steam Plant in Philadelphia 30 years ago. This was before they had laws in which if you bought a property with contamination, that property went back to the original owner. The previous owners were a demolition outfit and put PCB's in six underground storage tanks without disclosing it to anyone. Mr. Crook said there is a difference between the brownfields and superfunds sites. A superfunds site is too expensive and will never be completely remediated. Dennis Crook said the superfunds sites are listed on the Comprehensive Plan and most of the Brownfields sites are listed as well. Dennis Crook asked if that was hooked in with the buildings part in the Comprehensive Plan. Jan Bowers talked about RCRA (Resource Conservation and Recovery Act) sites. She said a superfund site is an abandoned hazardous waste site where the responsible party can't be tracked down. A RCRA site is a contaminated site in which the owner is still involved. Brownfields sites are sites with underground storage tanks. Ray Ott said it is under the Future Land Use Map section and states the following: "The plan also recommends the Township acquire or secure conservation easements on the 104 acre Beagle Club property adjacent to Modena Borough. Due to environmental issues, it is recommended that the public use of the 39 acres Luria Brothers property for trails and stream access be included in the Mortonville Greenway project discussed under Resource Protection Recommendations in the Plan. At this point, it is envisioned that these properties will serve as public open space and for passive recreation use." There was a discussion about the wording. After discussion, the Task Force was satisfied with the wording. The Beagle Club and Luria Brothers properties are also addressed under Recreation in the Plan.

Public Hearing and Chester County Planning Commission Review: Ray Ott said that any last minute changes done will not impact the Plan calendar that has already started. A public hearing needs to be held at the end of July. The Township Solicitor needs to ensure the process gets set up correctly and all advertising is done according to schedule (at least two weeks before the public hearing). Ray Ott said he submitted the Plan last Tuesday, and then resubmitted the Plan with some of Jan Bower's changes last Thursday. Ray Ott reviewed Susan Elk's email in which she stated "as of June 10th the document is at the Chester County Planning Commission for its mandated review under the Municipalities Planning Code. A review letter will be sent out by July 25th". A public hearing can be held any time after July 25th. The Board of Supervisor's July meeting is scheduled on July 28, 2015. The Board of Supervisors will need to authorize action at a meeting to schedule the public hearing. Ray Ott will contact Vince Pompo to get the dates set up. Ray Ott will be mailing his last bill out before July 25, 2015.

There was a brief discussion about classifying a property as a brownfield. Superfund and RCRA sites were also discussed. Superfund sites are abandoned sites. RCRA sites still have a responsible property tied to the sites. Both types of properties could have the same amount of contamination. Jan Bowers said the Luria Brothers site's initial pollution was caused by cleaning railroad cars with PCB's as well as cleaning solvents and solvents in the railroad cars.

Discussion on the Penn State Extension Water and Septic Workshop: Dennis Crook spoke about the Penn State Extension Service. They have their funding for next year. They are going to conduct on site nitrate tests and a bacteria test which takes a couple of days. They are not accredited labs but this will red flag problems for residents. Dennis Crook discussed several potential dates in September to hold the workshop. The time choices are 1-3 PM or 2-4 PM and an evening workshop from 6-8 pm or 7-9 pm. This will allow more times for residents to be able to attend. Mr. Crook said we can pick one date and two time sessions. Dennis Crook reported that Pocopson Township is interested in joining in the workshop. There was a discussion about where the workshops will be held. Dennis suggested the Emergency Service Building in South Coatesville. They decided on 1-3 pm and 6-8 pm for the workshop sessions. Various dates in September were discussed and September 29th was selected.

Workshop Date and Time: The Penn State Extension Water and Septic Workshop is tentatively scheduled for September 29, 2015 from 1-3 pm and 6-8 pm pending availability of the Emergency Service Building.

Postcard Mailing: John Schwab suggested doing another post card mailing to residents for the workshop. They discussed whether or not there is money in their budget to send post cards. Costs were discussed. The estimated costs would be \$1,200 including printing and postage. Advertising Park Day along with the workshop on one postcard was also suggested.

Legal: Dennis Crook said he was waiting on an email from Vince Pompo. The issues were the following:

1. Bawa Muhaiyaddeen Fellowship – How to figure out what to ask them.
2. Section 1300 MH (Mobile Home) – Putting MH back on with R1, R2 and R3 in Section 1300. Garth Monaghan suggested taking a closer look at the current zoning of the Beagle Club. It is currently zoned MH. Dennis Crook discussed West Bradford Township's zoning. Embreeville and Applecross Development were discussed as well.
3. Luria Brothers – Garth Monaghan said that Vince Pompo was the contact person who attempted to make contact with the owner of the property.

Dennis Crook will contact Vince Pompo again about the above issues.

Dennis Crook made a motion to adjourn the Planning Commission meeting at 7:27 pm. John Schwab seconded. Vote: Unanimous.

Respectfully submitted,

Lisa Valaitis
Township Secretary

