

East Fallowfield Township  
Planning Commission meeting  
**Unapproved** December 7, 2015 minutes  
6:39 pm

**Attendees:**

Dennis Crook, Chairman  
John Schwab, Vice Chairman  
Garth Monaghan  
Richard Agatone  
Sirpa Cossaboon, East Fallowfield Township Resident  
Brian Hassinger, PA American Water Company  
Carl Chetty, Chetty Builders

**Not Present:**

Joe Perzan  
Jim Weeks  
Jim Durborow

Dennis Crook called the meeting to order at 6:39 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.

**Water Fluoridation Presentation – Sirpa Cossaboon, East Fallowfield Township Resident.**

Sirpa Cossaboon gave a presentation on the negative effects of water fluoridation. She stated her goal is to have the fluoride removed from the public water in East Fallowfield Township. Ms. Cossaboon stated she contacted PA American Water and was informed that 0.7 parts per million of fluoride has been added to the public water supply. Ms. Cossaboon stated this is because of the belief that fluoride prevents tooth decay. Fluoride will prevent tooth decay only when used topically on tooth enamel. Drinking water with fluoride allows all the tissues of the body to be exposed to fluoride effects. It also ends up in the environment. Water fluoridation is mass medication without consent. The EPA lists fluoride as a neurotoxin that may contribute to the prevalence of autism, ADHD, thyroid disorder, arthritis and other issues. Ms. Cossaboon stated it is difficult to control how much fluoride people are exposed to because we drink the water, cook with it, shower with it, etc. Ms. Cossaboon stated that due to an EPA recommendation in 2011, PA American Water requested permission from the Department of Health to reduce the sodium fluoride level to 0.7 parts per million. Ms. Cossaboon discussed the impact of fluoride on her family's health. She also stated fluoride may affect the central nervous system. According to the World Health Organization, non-fluoridated countries have no less tooth decay than fluoridated countries. There are only eight countries that fluoridate water. Ms. Cossaboon stated the fluoridation of water is not mandated. It is voluntary. She said 41% of American children show signs of dental fluorosis which is excess fluoride in the body.

**PA American Water – Brian Hassinger & Associates – Public Water Quality & Reporting.**

Brian Hassinger said PA American Water Company is neutral and fluoridation is not mandated. PA Water Company leaves the decision to fluoridate up to the municipalities they service. He said across the state, some municipalities fluoridate and some do not. Mr. Hassinger said if all the local municipalities request removal of fluoridating, then PA American Water Company would remove the fluoride. Mr. Hassinger would provide the Planning Commission with a list of the local municipalities that are connected to our Township's public water. The official submittal process for removing the fluoride was discussed. An operating permit amendment and public notification would need to be done. The review process will take six months to a year. Garth Monaghan asked how many homes are

serviced with public water. Brian Hassinger estimated 500-1,000 homes. Dennis Crook briefly discussed the Penn State Extension Water Study results. Brian Hassinger stated he will send Dennis Crook the annual Consumer Confidence Report that states the water quality.

Brian Hassinger discussed an internal process that helps residents get public water. This could help address failed wells and septic system. Mr. Hassinger said this program is for anyone that wants public water service regardless of whether their well has failed or not. The resident has to be located within the franchise area. Dennis Crook discussed low interest loan programs and a grant system through the Penn State Extension Service. A possible low pressure issue with a fire hydrant was discussed. Brian Hassinger stated they test every hydrant at least once a year. They have a maintenance program and records of each hydrant are maintained. Hydrant fees were discussed.

The Planning Commission discussed with Sirpa Cossaboon what her next course of action will be. Garth Monaghan suggested she contact the local Homeowners Associations. Ms. Cossaboon stated she has done that. Dennis Crook suggested Ms. Cossaboon petition each township serviced by PA American Water Company, and find a County contact to help.

#### **Chetty Builders – Harkins Farm.**

Carl Chetty, with Chetty Builders, reported Chetty Builders has an option to buy property in East Fallowfield Township with a subdivision approved in 2005. He stated he went before the Board of Supervisors and asked their opinion on the existing subdivision plan. Mr. Chetty stated they would like to remove some of the requirements that were included in the approval. The Board didn't have an opinion on this one way or another and requested they go before the Planning Commission. Mr. Chetty presented his proposed plans with requested changes. The changes were removal of egress, a walking trail to nowhere, and an unnecessary sewer line. The approved plan is for 21 homes and Mr. Chetty said he thought the homes would sell easily. Mr. Chetty also stated they wish to make the entrance road off South Bailey Road. The flow of rush hour traffic in that area was discussed. The Planning Commission discussed the various intersections in that area and what intersection changes would be needed to handle the additional traffic. The Fieldstone Village development was discussed. The Planning Commission reviewed the proposed plan presented by Mr. Chetty and there was a conversation about plan details. There was a discussion about the location of the two existing homes and how close they are to the proposed road. John Schwab spoke about the purpose of the one trail on the plan that was supposed to link to the other developments. Mr. Schwab stated he is not in favor of giving up the connecting trail. Stormwater was discussed.

There was a discussion among the Planning Commission members regarding installation of hydrants in areas when public water is installed They also spoke about public sewer and pumping stations.

#### **Discussion Regarding November 24, 2015 East Fallowfield Board of Supervisors Meeting at South Brandywine Middle School and Budget Meeting.**

Dennis Crook gave a synopsis of the recent budget meetings. In particular, Mr. Crook discussed the Board of Supervisors including in the budget an increase in funds to the fire companies. Dennis Crook stated the Township Treasurer proposed several budget options with different tax millage rates. One proposed budget included cuts to the police department. West Bradford Township and state police coverage were discussed. Dennis Crook also reported he gave a presentation at the Board of Supervisors meeting in favor of hiring a township manager. There was a discussion regarding earned income tax versus property tax (millage). The disadvantage to the Township not having a property tax is that only residents that work are actually paying taxes to the Township. Dennis Crook also spoke in favor of tying the trash bill into a Township tax to allow residents to get a tax deduction for that fee. There was also a conversation about road repairs and Mortonville Road.

#### **Comprehensive Plan Copies & Discussion on Implementation of Recommendations.**

Dennis Crook discussed which Comprehensive Plan recommendations were the highest priorities which included the following: hiring a township manager, improving communication (newsletter etc.), and creating an official map. There was a discussion about the recommendations and which ones they should focus on first. The Mixed Use and Village Commercial Zoning Districts were discussed. Dennis Crook said spearheading the hiring of a township manager would help get a lot of the other recommendations implemented.

**Planning Commission Term 2016-2019 – Garth Monaghan.**

MOTION: Dennis Crook made a motion to appoint Garth Monaghan to the 2016-2019 Planning Commission term. John Schwab seconded.

VOTE: 4-0

**Planning Commission Term 2016-2019 – Jim Weeks.**

Dennis Crook stated Jim Weeks stated in email that he interested in serving another term so the Commission made the motion without his presence.

MOTION: John Schwab made a motion to appoint Jim Weeks to the 2016-2019 Planning Commission term. Garth Monaghan seconded.

VOTE: 4-0

**New Business.**

Manchester Farms Basin – Dennis Crook stated it was mentioned at the last Board of Supervisors meeting that a storm basin in the Manchester Farms plans was not installed. All work in the development has been approved and all the money has been distributed. A discussion ensued.

**Adjournment.**

MOTION: Dennis Crook made a motion to adjourn the Planning Commission meeting at 8:58 pm. John Schwab seconded. VOTE: 4-0.

Respectfully submitted,

Lisa Valaitis  
Township Secretary