

EAST FALLOWFIELD TOWNSHIP
BOARD OF SUPERVISORS MEETING
April 10, 2018 Approved minutes
6:31 PM

Members Present

Steve Herzog, Chairman
Wilson Lambert, Vice Chairman
Carol Kulp, Member
Joe Heffern, Member
Kat DiRado, Member

Township Staff Present

Lisa Valaitis, Township Secretary
Pani Martin, Township Treasurer

Township Solicitor

Mike Crotty

1. CALL TO ORDER, SILENT MEDITATION AND PLEDGE OF ALLEGIANCE

Chairman Steve Herzog called the meeting to order at 6:31 pm.

2. DISCUSSION

A. Presentation on Fuel Management System – Fuel Master/Center Point Tank – Roger Tartaglia and Craig Tartaglia.

Roger Tartaglia, from Fuel Master/Center Point Tank, presented a proposal for a fuel management system to replace the Township's current fuel management system. The system is a computerized card system/key fob system. It tracks each vehicle, each vehicle purchased, and the fuel used for each vehicle. There is a transmitter on each vehicle and a receiver at the Township building. All information that the management system collects is sent to the computer. Pani Martin presented some background on past issues that have occurred with the current system which is very antiquated. The current system is not reliable and doesn't have a backend office system. Ms. Martin discussed a previous Liquid Fuels Audit during which it was discovered the fuel management system had not recorded the fuel data. Pani Martin stated she has been inputting the data manually ever since this occurrence. The current system has failed several times. We keep putting money into a failing system. If the current system goes down, she can't provide fuel usage for the Liquid Fuels audit. Pani Martin stated that it is critical that the Township provides diesel fuel usage for Liquid Fuels audits. Craig Tartaglia explained the technical functioning of the system, the capabilities of the system, and what needs to be done to install it. Craig Tartaglia stated there is a warranty and maintenance option. Solicitor Crotty asked if it could track the fuel usage of the fire companies' ambulances. Pani Martin stated yes, the system will track fuel usage for all vehicles. Kat DiRado asked if vehicles can still be fueled if the server goes down. Roger Tartaglia stated yes because there is an override option. Joe Heffern asked if this could be purchased through the Liquid Fuels budget. Pani Martin stated yes. Steve Herzog asked if they are a COSTARS company. Roger Tartaglia stated they are not currently but are looking into this. With the estimated cost at \$15,000, three phone quotes are required under the current bid requirements. The Board tabled making a decision at this time until three quotes can be obtained and further review can be done.

B. Citizens by Request – Timothy Peters – Issues with Fire Department Response Time.

Tim Peters, an East Fallowfield Township resident, discussed his concerns regarding fire department response times in the Township. Mr. Peters stated that municipalities have ordinances that have given the fire departments overseeing rights for who runs emergency calls. Modena Fire Company uses a GPS system which picks and sends the closest units with the necessary equipment to an emergency call. Westwood Fire Company does not use that system. Westwood does not always use the closest units but rather, they essentially handpick who runs emergency calls with them. They choose who gets called to an emergency. Mr. Peters discussed a recent fire call on Route 82 in East Fallowfield Township in which Modena, Westwood, Sadsburyville and Cochranville fire companies were called to the scene. South Coatesville Fire Company had a vehicle closest to the fire scene but they were not called to the scene. Mr. Peters stated additional review of emergency call methods should be conducted. There should be more oversight on fire company management either by the Board of Supervisors or by setting up a committee to review and oversee these methods. He has 27 years in the fire service. He discussed his background in emergency services. Mr. Peters cited a fire in Manchester Farms several years ago. He said had Modena not used the GPS system and arrived on the scene so quickly, there would have been three homes destroyed by fire instead of one. He also cited the Weaver Mulch fire two years ago at which all fire companies reported to the scene except Keystone Valley which was the closest. Keystone Valley was not utilized by Westwood on that call. Tim Peters also stated there was an entrapment call in which a woman perished in a vehicle fire because of a long response time. Tim Peters recommended the Board of Supervisors request data on the calls in the west side of the Township. Mr. Peters said there should be more oversight due to the recent implementation of the Fire and EMS Tax. Steve Herzog requested Tim Peters attend the meeting at the end of the month when Chief John Sly and Chief Frank Dowlin will be present to hold a public discussion. Pani Martin said Jim Reagan and/or Tony Sirna will also be present at the April 24th Board of Supervisors meeting. Steve Herzog stated they are implementing a reporting system for Westwood and Modena to report spending of the Township tax money. Wilson Lambert stated they have hired a Township Manager that will be able to monitor this. Tim Peters will be put on the April 24th, 2018 Board of Supervisors meeting agenda.

C. Bawa M. Fellowship.

Mike Crotty announced Bawa has made a lot of progress and are ready for a decision from the Board of Supervisors on their preliminary subdivision and land development application. Bawa has gone before the Chester County Planning Commission. They have also gone before the East Fallowfield Township Planning Commission which recommended approval of the plans. The application and plans have been reviewed by the Township Engineer. His most recent review letter was dated April 5, 2018. Solicitor Crotty stated he has a draft form of decision which would recommend approval of the application subject to standard conditions which are obtaining all outside agency approvals, continuing to satisfy all applicable ordinance requirements, satisfying all outstanding issues in the Township Engineer review letter, standard Development Agreement, Financial Security agreement, Homeowner Management Agreement, and Declarations.

Mr. John Jaros, attorney representing the applicant, spoke about the long history of the Bawa M. Fellowship application. Most recently they obtained conditional use approval from the Township on March 28, 2017 for a planned-institutional community. The plan proposes an institutional and residential development with 23 single family dwellings, a place of worship, rectory, two garages, and a cemetery. The project will be located on a 108-acre site on the west side of Mount Carmel Road. Access will be from a long cul-de-sac off Mount Carmel Road. The frontage of the land will be on Mount Carmel Road and Timacula Road. It is in the Rural-Agricultural (R-A) Zoning District. Steve Herzog asked about a new water study. Mr. Jaros stated the new study concluded there would not be a negative impact on the wells of the surrounding properties of the proposed development. Solicitor Crotty also stated the applicant will need approval from the Chester County Health Department for each well as they are built.

MOTION: Steve Herzog moved that the Township grant preliminary/final plan approval for the Bawa Fellowship application pursuant to the draft decision in the form as presented by the Township Solicitor and the Township Engineer's review letter dated April 5, 2018. Wilson Lambert seconded.

QUESTIONS AND COMMENTS:

- 1) Sharon Scott asked what waivers were granted in the development. Dave Gibbons, Civil Engineer, discussed the waivers being granted. Denny Howell, Civil Engineer summarized the waivers that were granted as follows:
 - a. Section 603C – a waiver was granted to extend the length of the cul-de-sac beyond the maximum allowance by Code.
 - b. Section 615B – a waiver was granted to permit sidewalks along the entire stretch of the new roadway.
 - c. Section 608D – a waiver was granted to allow two roads to be less than 1,000 feet apart.Mr. Jaros noted the Township Engineer endorses these waivers. Sharon Scott also asked about the site distance of the entrance to the development. Dave Gibbons stated this was approved by Traffic Plan Design and was addressed in the conditional use hearings. Dave Gibbons stated the proposed plan meets the site distance requirements.

VOTE: 5-0

D. Bronson Subdivision.

Solicitor Crotty stated the Board of Supervisors approved the Bronson application in November or December of last year. Mr. Crotty stated the Bronson Subdivision is a two-lot subdivision. This is the site of the old proposed Harkins Development which included 21-lots. DEP has requested the Township rescind the Harkins Farm Development approval through a resolution.

MOTION: Steve Herzog moved that the Township approve Resolution No. 2018-10, confirming its rescission of any approvals for the Harkins Farm subdivision and any Act 537 Plan amendments associated with the same. Wilson Lambert seconded.

QUESTIONS AND COMMENTS:

- 1) Sarah Bronson asked if she would need to have a signed, stamped resolution to submit to DEP. Solicitor Crotty stated Ms. Bronson could get a signed copy after the meeting.

VOTE: 5-0

E. 3 Jane Street - Repository.

Pani Martin stated the Township received a notice from the Chester County Tax Claim regarding 3 Jane Street, East Fallowfield, PA 19320. The property went through both an Upset Sale and Judicial Tax Sale on December 11, 2017 and no bids were made on the property. The property is now on the Repository List and a party is interested in buying it. Solicitor Crotty stated the County is requesting the Board consent to the sale. Steve Herzog requested Pani Martin verify there are no liens on the property and the Board of Supervisors can consider this for approval at the April 24, 2018 Board of Supervisors meeting.

F. Final Audit Report for 2017.

Pani Martin submitted the Final Audit Report for the Board of Supervisors to review. Steve Herzog requested Pani Martin arrange to have the auditor present the 2017 Audit Report at a future Board of Supervisors meeting.

G. Newsletter Articles.

Pani Martin presented the submitted articles for the newsletter to the Board of Supervisors. She requested they review the articles and submit any changes before Friday.

H. Watch Guard – Video Surveillance.

Pani Martin stated at the February 27, 2018 Board of Supervisors meeting, the Board had approved Chief Porter's request for the Watch Guard Mobile Video Recorder System. This is the Payment Authorization to cut the check for payment.

MOTION: Steve Herzog made a motion to approve the payment to Watch Guard in the amount of \$18,910 for the Video Surveillance for the Police vehicles. Kat DiRado seconded.

VOTE: 5-0

I. New Business.

1) PSATS Conference.

Pani Martin reminded the Board of Supervisors that the PSATS Conference is April 22nd through April 24th and Lisa Valaitis and she will be attending the conference on those dates. Wilson Lambert will be attending the conference on April 24th as the Township Voting Delegate.

3. ADJOURNMENT

MOTION: Steve Herzog made a motion to adjourn the Board of Supervisors meeting at 7:27 pm. Wilson Lambert seconded.

VOTE: 5-0

Respectfully Submitted,



Lisa Valaitis,
Township Secretary