

**EAST FALLOWFIELD TOWNSHIP
BOARD OF SUPERVISORS MEETING
October 28, 2008 6:30 pm
Unapproved**

CALL TO ORDER, SILENT MEDITATION AND PLEDGE OF ALLEGIANCE

IN ATTENDANCE: George Broadbent, Chairman; Chris Makely, Vice Chairman; Garth Monaghan, Member; Vince Pompo, Solicitor; Denise Miller, Township Secretary.

Mr. Broadbent announces that there was an Executive meeting held at the Township office on October 6, 2008.

APPROVAL OF MINUTES:

Mr. Broadbent motions to approve the August 26, 2008 minutes. Chris Makely 2nd.
No comments. Vote: Unanimous.

Mr. Broadbent motions to approve the September 23, 2008 minutes. Chris Makely 2nd.
No comments. Vote: Unanimous.

PLANNING COMMISSION (PC): Deborah Rush

Abrahams Subdivision:

Mr. Broadbent motions to grant Section 603C - to allow the extension from 1000 ft. to 1254 ft.
Vote fails due to no 2nd.

Mr. Broadbent motions to grant Section 607B – to allow the grade to go from 10% to 11%. Vote fails due to no 2nd.

Mr. Broadbent motions to grant Section 608.I – that road opening permits be issued based upon Penn Dot approval. Vote fails due to no 2nd.

Mr. Broadbent motions to grant Section 617G – to have 5 lots on a cul-de-sac. Vote fails due to no 2nd.

Mr. Broadbent motions to accept the Planning Commission recommendation for Section 621 – to use metal pipes verses reinforced concrete pipes. Chris Makely 2nd. Steve Sauselien, Engineer representing Real Estate Finders, has concerns that these issues have not come up before tonight. Mr. Broadbent replies that the Board will go over the waivers with the Planning Commission. Mr. Pompo asks if they didn't get approval on the waivers would the plan not be approved? Mr. Sauselien replies they would have to do sufficient revisions that would have to occur not only in lot layout but the overall engineering verticle/horizonial geometry of the road system of which the lots are off of. Sharon Scott informs Mr. Sauselien that the C.C. Economic Development Council already developed E. Fallowfield Township and they are not part of it and they also control the Planning Commission. Mr. Broadbent calls for a vote. Vote: Unanimous.

Section 613G – Paula Coyne would like to see that the Historic House meet the Township Ordinance requirements and the Historic Commission will not be able to look

at the plans until the November meeting. The Board tables this until the Historic Commission gives their recommendation.

Mr. Broadbent moves to grant a waiver from Section 615C from requiring sidewalks. Garth Monaghan 2nd. No comments. Vote: Unanimous.

Section 627 – Mr. Makely states if the roads remain private the Township will review again. The Board agrees to take no action until all the issues are resolved.

The Preliminary approval for the Neil Abrahams development is off the table and Real Estate Finders would like direction on how to move forward. The Board agrees to have the Planning Commission, Historic Commission and the Board meet to go over remaining waivers. Ashley Hickman will send a written extension for the Abrahams Development.

CORRESPONDENCE:

The Township received their Act 101 2006 Grant for \$3,258.00.

Leaf pickup will be Nov. 3rd, 10th and 17th, leaves must be in biodegradable bags and placed out on Sunday night. Leaf bags are available in the Township Office 5 for \$3.00.

CITIZENS BY REQUEST:

Sharon Scott – Mrs. Scott states that Mr. Amentas, Mr. Broadbent and Mr. Pompo failed to file their statement of interest and request to have all the money paid to them reimbursed to the township. Mrs. Scott also asks about Mr. Makely filing corruption charges on Mr. Monaghan. Mr. Makely states that was in the past.

Bob King – Mr. King would like to know what Developers have not paid into the W.Chester/ S. Caln Road project and when do they pay their money. Mr. Pompo states when the plans are signed they pay their money. Mr. Broadbent states that the South part of S. Caln road will be repaved now.

SOLICITOR REPORT: Vince Pompo

Mr. Broadbent moves to adopt the Conditional Use Decision and Order dated October 28, 2008 (C-2-07) for the Chester County Public Safety Training Center Foundation. Mr. Monaghan 2nd. Grant Thomas III submits a letter to the Board to have any changes to the facility be submitted to the Township. Mr. Broadbent states no changes can be made unless they would come back to the Township. Mr. Monaghan states the Board will grant approval conditioned on the terms in the document. Sharon Scott would like to see the air quality test that was done and further comments on the Training Facility. Mr. Broadbent calls for a vote. Vote: Unanimous.

Mr. Broadbent moves to adopt Ordinance 2008-06; Regulations applicable to open burning. Mr. Monaghan 2nd. Ed Porter asks why the Board would pass this Ordinance. Mr. Makely states that it has to be passed in order to get recycling grants. Ed Porter asks if he can burn out insects from wood. Mr. Pompo states the Ordinance that the Township is proposing to pass was approved by the DEP office. Mr. Broadbent states there is nothing on the Ordinance that prohibits a resident from burning an infested tree.

Paula Coyne states that E. Fallowfield is in a high attainment area and that means under the Federal Clean Act the Township is in violation and the DEP has to do whatever they can to bring the air into conformity and a SIP will be instituted on November 21, 2008. Mr. Broadbent calls for a vote: Vote: Mr. Monaghan “yea”. Mr. Makely “nae”. Vote Passes.

Mr. Broadbent moves to adopt Ordinance 2008-07; Amending Ordinance #95-10 regarding the collection storage & disposal of trash and recycle materials. Mr. Monaghan 2nd. Chief Mango asks who does the enforcement of violations. Mr. Broadbent replies the police department, fire officials and code officials are the enforcers. Sharon Scott asks who determines the fine. Chief Mango replies the District Court. Conrad DeAbreu asks about burning old car oil in the house. Mr. Pompo states this would be subject to a different regulation. Vote: Unanimous.

Mr. Broadbent states John Callaghan has until November 29th to complete site work at Baron Crest. Mrs. Dixon has concern with water that runs onto her property and ends up on Mr. Krechners property. Mr. Pompo needs confirmation from the Township Engineer to move forward. Conrad DeAbreu states Baron Crest is still not complete in appearance or function as per the approved plan.

Mr. Broadbent moves to hire Paul Currie as of November 5, 2008 as Township Manager/Treasurer with an annual salary of \$62,500.00 per year. Mr. Monaghan 2nd. Sharon Scott asks if Mr. Currie contracted or at will and how much experience does he have. Mr. Broadbent states all employees are at will and he does not have any Municipal experience but he does have corporate management, finance and accounting experience. Bob King asks if Mr. Currie will have benefits. Mr. Broadbent states he will not get health insurance but will get other benefits. Mr. Broadbent calls for a vote. Vote: Unanimous.

Mr. Makely motions to temporarily hire Lisa Myers of Sadsbury Township, if needed, to train Paul Currie. Mr. Monaghan 2nd with comments. Mr. Monaghan states Mrs. Myers has offered to help Mr. Currie if he would need any help. Chief Mango also offers to help Mr. Currie. Glenn Colyer asks what experience does Lisa Myers have. Mr. Monaghan states she is secretary/treasurer. Sharon Scott comments that Mr. Pompo is from Sadsbury Township and how much will Lisa make per hour. The Board has not set a rate yet. Mr. Broadbent calls for a vote. Vote: Unanimous.

Mr. Broadbent moves to authorize the advertisement of the draft budget for 2009. Mr. Monaghan 2nd. Mr. Makely states the draft will be available on Monday before the advertisement starts. Vote: Unanimous.

TREASURER'S REPORT:

Mr. Makely gives the Treasurer's report ending September 31, 2008. This report is available in the Township Office. Mr. Makely notes there is a mistake in the payroll account and the rest of the work to be done on Mortonville road will be put out to bid. Mr. Broadbent moves to authorize payments from the general fund, escrow fund and state liquid fuel fund as indicated on the Treasurers report. Mr. Monaghan 2nd. Peter Massaro asks the balance of the fee in lieu of monies. Mr. Makely states the balance is zero but once the grant money comes in it will be put back in. Sharon Scott asks if the 2009 draft budget has a real estate tax in it. Mr. Makely states no. Glenn Colyer asks about Good Year and Temple Tire invoices and what is the Sunoco invoice for. Mr. Monaghan states one of the invoices is for the backhoe tires. Mr. Makely states Sunoco is for fuel. Bob King asks if the Township will have a budget surplus. Mr. Makely states yes and directs Mr. King to page #2. Mr. Broadbent calls for a vote. Vote: Unanimous.

HISTORIC COMMISSION: Paula Coyne

Paula Coyne would like to make it very clear that her comments at the last meeting regarding the historic materials to be donated to the Historic Society **are not** materials donated by Peg Young.

Jane Dorchester and Mark Mattie present the Historic Resources Map of the Township.

POLICE: Chief Mango

The September 2008 police was on the back table and the website.

Nancy Baker keeping track of Comp. time has been tabled until a manager/treasurer has been hired.

Mr. Broadbent motions to hire Mr. Thomas Jenkins as a PT police officer subject to conditions presented and at the rate of \$20.43 per hour. Mr. Monaghan 2nd. No comments. Vote: Unanimous.

Chief Mango states he does not have a problem with the close of Woodward Road or the detour.

Mr. Makely asks the Chief to have Mr. Thomas at the next BOS meeting for introduction.

PARK AND RECREATION: Peter Massaro

Peter Massaro gives a Park and Recreation summary.

Mr. Broadbent moves to adopt Ordinance 2008-13 – Authorizing the Grant to Peco Green Region Grant Open Space Program. (\$10,000.00). This application was compiled by Brian Carling. Mr. Monaghan 2nd. No comments. Vote: Unanimous.

Mr. Monaghan asks about work being done at the park. Mr. Massaro replies that Eagle Scout Jeff Schaffer, Troop 16, is putting 2 benches in the perimeter of the wooded section by the bridges that lead up to the bomb shelter.

Mr. Broadbent will bring information to the next P&R meeting regarding two lots on Newlinville Road.

EMERGENCY SERVICES:

The August and September 2008 Pomeroy Fire Company reports were on the back cabinet and on the website.

The October 2008 Emergency services log was on the back cabinet and the website.

ROADS DEPARTMENT:

The September 2008 recycling report was available on the back cabinet and the website.

The October 2008 road and vehicle report was on the back cabinet and the website.

Mr. Monaghan explains that there will be some minor expenses incurred with the purchase of regulation books that govern the Training Center.

The Mortonville road 100 ft. of additional roadside will be put out to bid.

UNFINISHED BUSINESS:

Mr. Monaghan explains that the DEP has issued a Permit-By-Rule for the Central Chester County Recycling Authority-Yard Waste Composting Facility to be located at 2238 Upper Gap Road in South Coatesville. This site will be shared with 5 Municipalities/Boroughs.

NEW BUSINESS:

Mr. Broadbent moves to accept an extension of time for Preliminary Plan Approval for the Bonsall Farm Estates Subdivision from October 24, 2008 until January 30, 2008.

Mr. Makely 2nd. No comments. Vote: Unanimous.

Mr. Broadbent moves to approve the release of payment request #3 for the Thomas Subdivision of \$29,744.25 leaving a balance of \$77,657.51. Mr. Monaghan 2nd. No comments.

Vote: Unanimous.

The Board agrees to appoint the Township Manager as the Right-to-know officer.

Mr. Broadbent moves to approve the Township newsletter ad fees of \$250.00 full page,

\$175.00 half page and \$75.00 business card size. Mr. Makely 2nd. No comments.

Vote: Unanimous.

Mr. Monaghan motions to approve the addition of credit card and must be paid at time of submittal of the existing Contractor's registration. Mr. Makely 2nd. No comments.

Vote: Unanimous.

Mr. Broadbent moves to give Allan A. Myers permission to do a detour in East Fallowfield from West Chester Road to Goosetown Road to Woodward Road to Overhill Road. Mr. Monaghan 2nd.

No comments. Vote: Unanimous.

Mr. Broadbent moves to accept Leona Creekmur Subdivision 90 day extension until 1/27/09. Mr. Makely 2nd. No comments. Vote: Unanimous.

PUBLIC PARTICIPATION: No comments.

ADJOURNMENT:

Mr. Makely moves adjourn at 8:58 pm. Mr. Broadbent 2nd. Vote: Unanimous.

Respectfully Submitted,

Denise Miller,
Township Secretary