

**EAST FALLOWFIELD TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
September 26, 2007  
UNAPPROVED**

**THE MEETING WAS CALLED TO ORDER AT 6:04 BY CHAIRMAN GARTH MONAGHAN followed by Silent Meditation and Pledge of Allegiance.**

**IN ATTENDANCE:** Garth Monaghan, Chairman; Denny Howell, Vice Chairman; George Broadbent, Member; Mark Espie, Treasurer; Vince Pompo, Solicitor; Denise Miller, Secretary.

**APPROVAL OF MINUTES:**

Motion to approve July 25, 2007 minutes: George Broadbent moves to approve the July 25, 2007 minutes. Denny Howell 2<sup>nd</sup>. Discussion? Chris Makely would like to know why the minutes are not being glued in the book. Sharon Scott what are the regulations? Mr. Monaghan directs Denise Miller to explain. They can be glued or have each page stapled with the Township seal and there is a separate book for Residents complaints/changes. Vote: Unanimous.

Motion to approve August 22, 2007 minutes: George Broadbent moves to approve the August 22, 2007 minutes. Denny Howell 2<sup>nd</sup>. Discussion? Buddy Rhoades would like S. Caln added to his comment and the word in changed to is. Vote: Unanimous.

Motion to approve the September 6, 2007 Special Meeting minutes regarding the Proposed Zoning Amendment for the Training Facility: Garth Monaghan motions to accept the minutes as prepared by Solicitor Vince Pompo who conducted the meeting. George Broadbent 2<sup>nd</sup>. Discussion? Sharon Scott has several issues how Mr. Pompo conducted the Special Meeting and suggests where the Facility should go, comments on Mr. Howell leaving. Mr. Monaghan states Mr. Howell spoke with him before the meeting about leaving. Mrs. Scott would also like the letter from Alan Novack to the C.C. Economic Council. Vote: Unanimous.

**CORRESPONDENCE:**

Deidre Desiderio is the new Admin. Assistant.

**TREASURER'S REPORT:** Mark Espie stated for the period ending August 31, 2007 we had liquid assets in the General fund of \$394,587.69, with additional assets in our escrow account of \$848,068.81 and State Liquid Fuels Fund \$190,302.60 and Capital Projects \$792,325.41. Bringing total liquid assets to \$2,225,284.51. For the period ending August 31, 2007 the General Fund broke even and a surplus of \$360.48, and included in Part 2 of the report P&R had available funds of \$466,819.88. At this time the Treasurer is requesting payment authorizations from the General Fund of \$119,886.93, the escrow of \$30,550.92 and the State Liquid Fuel fund of \$124.86. Bringing August total payment authorizations to \$150,562.71.

Garth Monaghan moves to authorize the Treasurer to make payment for the outstanding invoices as requested. George Broadbent 2<sup>nd</sup>. Questions? Vote: Unanimous.

Trash bids were opened at 12:04 noon Wednesday, September 26, 2007 by Treasurer Mark Espie, witnessed by Secretary Denise Miller.

York Waste Disposal for a 1 year contract with weekly trash and recycling every other week - \$210.00, 2 year - \$213.00, 3 year - \$216.00.

A.J. Blosenski of Elverson for a 1 year contract with weekly trash and recycling every other week - \$294.00, 2 year - \$303.00, 3 year - \$312.00.

Garth Monaghan moves to continue the contract with York Waste for the 3 year contract. George Broadbent 2<sup>nd</sup>. Discussion? Chris Makely combining trash with S. Coatesville. Buddy Rhoades favor of contract. Vote: Unanimous.

### **SOLICITOR'S REPORT: Vince Pompo**

BAWA Community: Resubmitted a Conditional Use application for the BAWA property, originally filed approx. 2000. Previously the board contracted John Snook of the Brandywine Conservancy in addition to the Township Engineer. A hearing has to be scheduled within 60 days from Sept. 4, 2007. Mr. Pompo asks for direction from the Board. The Board agrees to send the BAWA community to the Planning Commission. After much discussion it is decided to hold a Special Hearing on Oct. 29<sup>th</sup> at 7 pm.

Proposed Training Facility Amendment: Mr. Pompo is looking for direction from the Board on the next step of the Proposed Zoning Amendment. Mr. Pompo has listed changes from the Proposal as originally filed based on the comments made at the hearing. The Board has a choice to make a decision to enact it, if there are no changes Mr. Pompo would have to advertise that the Board is going to consider an enactment, if the Board wants to go ahead and advertise changes to the Ordinance and the changes are substantial it would have to sent to the County Planning Commission and the Township Planning Commission for at least 30 days plus advertise another hearing. If the Board doesn't want to do anything, the matter would basically die.

#### Amendments:

**Section 1:** Delete "Tactical Range (outdoor)", Delete "Helicopter Pad", Add "A Public Safety Training Facility shall not include an armory used for training military reserve personnel."

**Section 2:** Use Table, 3. Conditional uses, 4. Minimum lot area, 5. Minimum lot width, and 6. Minimum property line setback. No change.

**Section 7:** Delete 250 foot height for communications tower, which would allow a communications tower at the 120 foot height. In order to have 250 foot, they would have to get a variance.

**Section 8.** Parking: No change.

**Section 9.** Woodland fee-in-lieu of. No change.

George Broadbent moves to make the changes to the Ordinance for the Training Facility as outlined per Section 1 Definitions, Tactical Range being removed, deleting helicopter pad, adding a public safety training facility to not include an armory, Section 2, Use

Table 3: Conditional uses, Section 7, The height will be restricted to 120 feet. Section 8, no changes and Section 9, no change in the fee-in-lieu of. Garth Monaghan 2<sup>nd</sup>. Mr. Howell comments on a resident letter regarding the County Morgue and forensic lab coming to the Training Center. Mr. Monaghan states he called the County Commissioners and they said they have not received any information regarding the National Guard and denies that there will be any movement of any prison, detention facility, morgues, coroner's office or forensic lab or anything else to the site and they are behind the Training Facility. Discussion? Sharon Scott comments on the present Ordinance and the Training Facility. Bob King questions regarding the Training Facility. Chris Makely purpose of buildings. Mr. Monaghan states an inspector will be on site.

Motion to adopt Ordinance 2007-05 – Hiring a Township Manager: This has been advertised once on September 5, 2007 in the Daily Local News. Garth Monaghan motions to adopt Ordinance 2007-05, which will enable the Township to hire a Township Manager for the day to day operations of the Township. George Broadbent 2<sup>nd</sup>. Discussion? Roger Brown questions on the Manager Ordinance. Milby Thornington reads a comment letter in response to Art DeLeo's letter on hiring a Twp. Manager/ad-hoc committee. Mr. Monaghan replies that hiring a Township Manager is an expertise matter. Chris Makely status on ad-hoc committee and search committee. Mr. Monaghan states once the Ordinance is adopted a search committee will be formed. Buddy Rhoades comments on ad-hoc committee/Twp. Manager. Sharon Scott comments on Emergency Mngt. Coordinator position. After much discussion on when a Manager would be hired Mr. Broadbent clarifies that in July he expressed his opinion that he didn't think the Township would have a Twp. Manager to hire before a year. Vote: Unanimous.

Mr. Monaghan states if anyone is interested in signing up for the Township Manager Search Committee, let the Twp. Office know.

#### **POLICE:**

The August Police Report and Citation report are on the back table for review.

Ed Porter informs the Board that S. Caln residents had mail taken from their boxes and thrown on the lawn. Siti Crook states she had a check stolen from the mailbox and the P.O. said they don't do anything unless the check is over \$500.00 or more.

#### **HISTORIC COMMISSION:**

Buddy Rhoades comments on the property across from Hennsey's where the Historic Commission wanted them to use the right-of-way that goes into Carlin Drive. Also comments on Jane Dorchester's contract. Paula Coyne's report was available on the back table for review. Sharon Scott wants to review the Windshield Survey and comments on Jane Dorchester's \$12,000.00 contract not being done properly. Mr. Monaghan states the Survey has resident personal information on it not for public view at this time.

**PLANNING COMMISSION:** No information available for this meeting.

**PARK & RECREATION COMMISSION:**

The P&RC requests that the BOS contact Penn Dot about the steepness of the shoulder on Strasburg road near the two headwalls. Simone Collins (SC) recommended that guardrails might be appropriate and the Health Dept. to have the wet area investigated in the field on Strasburg Road.

SC and Chris Della Penna met at the park site to review stormwater management and the Ordinance requirements necessary for the park development, Conceptual plans were discussed by SC and Stantec at the 9/18 P&RC for review and approval in October.

Approval to pay SC \$4,917.71 Inc. #7501: George Broadbent moves to pay Inv. #7501 for \$4,971.71. Garth Monaghan 2<sup>nd</sup>. Discussion? Vote: Unanimous.

County Grant: The Township has received an extension until June 2, 2008.

\$100.00 for 300 copies of a Tree Guide will be available: Garth Monaghan moves to authorize the P&R to spend requested amount. George Broadbent 2<sup>nd</sup>. Discussion? Vote: Unanimous.

Eagle Scout Candidate Ben Selin will be building a kiosk in the park, due to the time, he will build it then it will have to be taken down and built back again after the trail work is completed. Garth Monaghan moves to authorize the P&R to spend requested amount.

Update of T-Mobile's request regarding a cell tower: No update at this time.  
Sharon Scott tower contract.

**EMERGENCY DEPARTMENT:**

The Oct. 13<sup>th</sup> dog show is cancelled. Chris Makely informing residents on contaminated water. Mr. Monaghan states PAWC is responsible for informing residents. Bob King requesting Modena reports.

August Emergency service report available on the back table for review.

Westwood Fire Companies August report available on the back table for review.

**ROADS DEPARTMENT:**

The August road report and vehicle service record is available on the back table for review. Buddy Rhoades getting new speed humps, items never used by Township, S. Caln/ W. Chester road intersection is in bad shape. Mr. Broadbent explains the intersection work has begun. Peco has to redesign the two 35K volts before they can move the poles. If it can't be done before the snow than they are going to mill down the road to get rid of the bumps. Bob King comments on W. Chester/S. Caln road needing fixed.

**UNFINISHED BUSINESS:**

Chris Makely would like an update on the Verizon contract. Mr. Pompo states comments were sent back from the last draft. Mr. Pompo also invited Verizon to a public meeting.

Verizon stated it is not their policy to negotiate in a public meeting. Todd Darling, of Verizon, states they are waiting for word from Mr. Pompo's office. Mr. Pompo reports to the Board that he was informed that every one of the points, discussed with the Board at a public meeting, was sent back from Verizon with no compromise. Mr. Pompo will look into the situation more. Buddy Rhoades Beagle Club, comments on Bob Sparr as fill in. Chris Makely update of Modena Patrol? Mr. Broadbent states he will have a summary for next month, Library contribution. Sharon Scott comments on The Modena Police contract. Milby Thornington Mona getting grant money. Mr. Broadbent states Mona is working on a grant for a new Police Vehicle.

#### **NEW BUSINESS:**

Motion to approve a ninety (90) day extension from 9/29/07 until 12/29/07 for the Abrahams Subdivision: Garth Monaghan moves to grant a 90 day extension for the Abrahams Subdivision. Denny Howell 2<sup>nd</sup>. Discussion? Vote: Unanimous.

Sponsorship to Natural Resources Conservation Services (NRCS) for the stabilization of the stream bank of 1100 & 1101 S. Caln Road: Garth Monaghan moves to accept the recommendation of the NRCS for stream bank stabilization along S. Caln Road. George Broadbent 2<sup>nd</sup>. Discussion? Buddy Rhoades who affected. Vote: Unanimous.

Website Maintenance Agreement with Fairview Design: Mr. Broadbent states Ordinances will be added to the website in the future. Chris Makely cost of website. Mr. Broadbent \$240.00/month, hosting \$100/year. George Broadbent moves to engage Fairview Design for website maintenance through October 1 – March 31. Garth Monaghan 2<sup>nd</sup>. Discussion? Vote: Unanimous.

Manchester Farms Phase 2, payment request #4 for \$17,787.60 leaving a bal. of \$617,967.39: Garth Monaghan moves to authorize the Treasure to make the payment. Denny Howell 2<sup>nd</sup>. Discussion? Vote: Unanimous.

Providence Hill, Phase A payment request #12 for \$235,546.50 leaving a bal. of \$672,442.32: Garth Monaghan moves to authorize the Treasurer to make the payment of request #12. Denny Howell 2<sup>nd</sup>. Vote: Unanimous.

Providence Hill, Phase B payment request #7 for \$79,171.00 leaving a bal. of \$140,405.36: Garth Monaghan moves to authorize the Treasurer to make payment #7 for Providence Hill. Denny Howell 2<sup>nd</sup>. Vote: Unanimous.

Providence Hill, Phase C payment request #4 for \$139,422.92 leaving a bal. of \$547,128.91: Garth Monaghan moves to authorize the Treasurer to make payment request #4 as requested. Denny Howell 2<sup>nd</sup>. Vote: Unanimous.

#### **CITIZENS BY REQUEST:**

Ed Porter: reads PA Supreme Court ruling against the 30 day limit ruling statute. Mr. Pompo states in codifying Ordinances and doing 1 procedural step to reenact every

Ordinance in the Township, you can avoid having a challenging situation Mr. Broadbent states codification should be on the website by the end of the year.

Sharon Scott: Comments on the Strasburg Corridor, submits 8 pages for complaint/change book.

**PUBLIC PARTICIPATION:**

Ellen Kuehner Scenic By-Way, requesting Child ID by the police for the Historic Society Festival. Glen Coyler Child ID, Brook Crossing Basins Buddy Rhoades Twp. mowing by catch basins in Brook. Chris Makely new meeting date is Halloween. The Board changes the date to Oct. 30<sup>th</sup> at 6pm BOS. Sharon Scott Comments on the BAWA property.

Ellen Kuehner BAWA's?, Mr. Pompo believes this is a religious group who has purchased a property where members can live. Mr. Pompo apologies if he is wrong.

**ADJOURNMENT:**

Garth Monaghan motions to adjourn at 9:30 pm. George Broadbent 2<sup>nd</sup>. Vote: Unanimous.

Respectfully Submitted,

Denise Miller  
Secretary