

**LONDON GROVE TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING MINUTES  
FEBRUARY 3, 2016 - 7:00 P.M.**

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**MEMBERS PRESENT:**

David Connors  
Michael Pickel  
Richard Scott Harper  
Robert Weer  
Raymond Schoen

**STAFF PRESENT:**

Steven C. Brown, Manager  
Shane Kinsey, Public Works Director  
Jacqui Guenther, Finance Director  
Dawn Maciejczyk, Administrative Assistant  
Tom Bolko, Inniscrone Golf Club  
10 audience members

**PLEDGE OF ALLEGIANCE**

Mr. Scott Harper led the audience in the pledge of allegiance.

**I. CALL TO ORDER:**

Mr. Scott Harper called the meeting to order at 7:05 p.m.

**II. PUBLIC COMMENT:**

Mr. Scott Harper asked for any public comment. There was none.

**III. CORRECTION/APPROVAL OF MINUTES**

The meeting minutes of December 2, 2015 were reviewed. A motion was made by Mr. Connors to approve the meeting minutes of December 2, 2015, seconded by Mr. Pickel and approved by a vote of 5-0.

The meeting minutes of January 4, 2016 were reviewed. A motion was made by Mr. Connors to approve the meeting minutes of January 4, 2016, seconded by Mr. Pickel and approved by a vote of 5-0.

**IV. REPORTS FOR DECEMBER 2015**

**Inniscrone Golf Course**

Mr. Tom Bolko, General Manager, reported the golf course revenues for January. He said Inniscrone had a net profit \$11,250 for 2015; the audit is forthcoming. He stated that online booked rounds increased significantly and believes there is still room to grow in 2016.

**Code/Public Works Department**

Mr. Brown presented the Codes Department report as prepared by Mr. Kirk and Mrs. Zunino. There were no comments or questions. Mr. Brown reported on the Whyte property. The Board would like Mr. Brown to check the permit that Mr. Whyte has.

**Public Works**

Mr. Kinsey presented the Public Works Department report. Mr. Pickel told Mr. Kinsey they did an excellent job in the blizzard. Mr. Scott Harper agreed.

### **Finance Report**

The Financial Report was reviewed with the Board by Ms. Guenther. There were no questions. Mr. Connors made a motion to approve the Finance Report as presented. Mr. Pickel seconded the motion and it was approved by a vote of 5-0.

### **Odor Report**

Mr. Scott Harper reviewed that the Township received 4 phone calls about odor; also the Department of Environmental Protection (DEP) reported 77 emails, 29 of them being on the 28<sup>th</sup> of January regarding the incident on January 28th. Mr. Scott Harper said that the Township does not have the expertise to determine harm and Avon Grove School District stated such. The DEP was contacted and did come to investigate. If people believe that something is harmful it is recommended that they should call the Chester County Health Department. There were no questions from the Board.

### **State Police**

Mr. Scott Harper reviewed the December 2015 State Police report, it showed 218 incidents opposed to 215 incidents in November. There were no comments or questions.

### **Water Monitors**

Mr. Scott Harper explained that the Board is continuing to have discussions with the DEP.

## **V. HEARINGS**

### **Ordinance No. 201- Deck Setbacks**

Mr. Scott Harper opened the hearing. Mr. Brown explained the ordinance's purpose and entered exhibits B-1, B-2 and B-3. The hearing was closed.

### **Ordinance No 202 A & B- Communication Towers**

Mr. Scott Harper opened the hearing. Mr. Brown reviewed the purpose/options of the two ordinances. He also entered exhibits B-1, B-2 and B-3. A resident asked why the Township has to change the height? Mr. Scott Harper answered that the Pennsylvania State Police have moved in a different direction and the Board of Supervisors is concerned with the possibility of having a 400' tower. The hearing was closed.

## **VI. FIRST BUSINESS**

### **Ordinance 201-Deck setbacks decision**

Mr. Pickel made a motion to approve Ordinance 201- Deck setbacks, seconded by Mr. Connors and approved by a vote of 5-0.

### **Ordinance 202B- Communication Towers**

Mr. Connors made a motion to approve Ordinance 202B- Communication Towers, seconded by Mr. Weer and approved by a vote of 5-0.

### **Mark Zoning amendment**

Mr. Joseph Riper, applicant's attorney, explained that the property is bi-sected by the Commercial and the Residential Mobil Home districts. He is asking that the Board of Supervisors change the property to the Commercial District and also amend the Commercial District to specifically allow the use of mini-storage (retail service) as distinct from a warehouse use. Mr. Scott Harper asked and discussed the need for providing public water and sewer. Mr. Connors and Mr. Scott Harper said they like the idea, the rest of the Board agreed.

## **VII. OLD BUSINESS**

### **Inniscrone Drive traffic calming**

Mr. Scott Harper tabled this item until next month since no one from Inniscrone was there to present.

## **VIII. NEW BUSINESS**

### **Chester County Hazard Mitigation Plan- Resolution No. 649**

Mr. Brown explained that the Hazard Mitigation Plan contains a list of municipal actions to mitigate disasters, in the event money is available. The Board of Supervisors said to incorporate our list into the Capital Improvements Plan.

Mr. Pickel made a motion to approve Resolution No. 649, seconded by Mr. Weer and approved by a vote of 5-0.

### **Act 209 discussion**

Mr. Jerry Baker, Traffic, Planning and Design (TPD), described the process. The first step is to establish an Impact Fee that guides the process. He said that it is not a good idea if the Township is mostly developed or not much development is projected. The process must be complete in 18 months. The Township can charge an interim fee of a maximum of \$1,000 once the process starts. The money collected in fees can only be used for capacity improvements needed that are generated by new development; not for safety or maintenance. The Board of Supervisors asked for a ballpark estimate of what number of development trips would be generated and funds collected. Mr. Connors said he believes a fee should help in the long term, not next year.

### **Professional auditor agreement**

Mr. Scott Harper said it would be \$6,400 for the 2015 audit. Mr. Connors made a motion to approve the agreement with Barbacane Thornton, seconded by Mr. Pickel and approved by a vote of 5-0.

### **Co Stars Salt Agreement**

Mr. Kinsey explained that in order for the Township to purchase salt through the PA Co Stars state contract, the Township must enter into an agreement with the Pennsylvania Department of General Services on or before March 15, 2016. This agreement would be for the August 2016 through July 2017 season. Mr. Weer made a motion to approve the agreement, seconded by Mr. Pickel and approved by a vote of 5-0.

### **Goddard Park bridge contract**

Mr. Kinsey reviewed that they have received three bids for the Goddard Park bridge to access the Stonecroft subdivision.

- \$18,000- Stoltzfus Brothers, Quarryville, PA
- \$12,500- Smucker Brothers, East Earl, PA
- \$13,653- Smucker Fence, East Earl, PA

Mr. Kinsey recommends the approval of this purchase, awarding the project to Smucker Brothers.

Mr. Connors made a motion to approve the bid to Smucker Brothers, seconded by Mr. Weer and approved by a vote of 5-0

**Contract Police**

Mr. Connors explained that he met with Chief Jerry Simpson, New Garden Township Police Chief. They discussed possible providing services for 40 hours a week at \$70-\$75 an hour. Mr. Connors also spoke with Lieutenant D’Ambrosio, commander of the Pennsylvania State Police who did not believe that 40 hours a week would harm his staffing level.

Mr. Scott Harper is not in favor of a contract service as the Board of Supervisors just asked residents about a regional police force. Mr. Connors stated that regional police are different than contract police. Mr. Scott Harper said the message was the residents like the Pennsylvania State Police. Mr. Connors said he believes a regional force is a different matter. Mr. Pickel likes the idea but believes that the residents would not be in favor of it.

The Board of Supervisors authorized Mr. Connors to set up a meeting with Chief Simpson and the Board will present this to Township residents at a later date.

**London Grove Township Municipal Authority Zoning Hearing Board decision**

Mr. Scott Harper said that since 1930 there have been 2 parcels at the 220 Sullivan Road property. The Board took no action on the Zoning Hearing decision.

**New Public Works Building update**

Mr. Kinsey reviewed the cost break down with the Board of Supervisors. Mr. Kinsey also asked the Board if the Public Works Department could start with the tree removal. The Board of Supervisors also discussed the idea of private construction of the buildings and a lease.

A motion was made by Mr. Weer to allow the Public Works Department to begin tree removal, seconded by Mr. Schoen and approved by a vote of 5-0.

**Rose Hollow escrow release # 3**

The Board of Supervisors approved the escrow release of \$97,656.50 for the Rose Hollow Subdivision as recommended by the Township Engineer, Ragan Engineering Associates in his letter dated January 22, 2016.

Mr. Connors made a motion to approve the escrow release of \$97,656.50 for the Rose Hollow Subdivision as outlined in Mr. Ragan’s January 22, 2016 letter, seconded by Mr. Pickel and approved by a vote of 5-0.

Mr. Weer asked that the developer attempt to improve the trench patching in the road.

**State Road Sidewalk**

Mr. Weer made a motion to allow Mr. Kinsey and Mr. Brown to develop a request for proposals (RFP) for the engineering and development of bid documents to move the State Road sidewalk project forward, seconded by Mr. Connors and approved by a vote of 5-0.

**X. PLANS**

**XI. EXTENSIONS**

The Board reviewed the following extensions:  
Needham Farms-June 1, 2016,  
Boyle- May 2, 2016 and

A motion was made by Mr. Pickel to accept the above extensions, seconded by Mr. Connors and approved with a vote of 5-0.

**XII. ADJOURNMENT**

A motion was made by Mr. Connors to adjourn the meeting at 9:00 p.m., seconded by Mr. Pickel, and approved by a vote of 5-0.

Respectfully submitted,

Dawn Maciejczyk  
Administrative Assistant