

**BOARD OF SUPERVISORS**  
**MEETING MINUTES**  
**JUNE 11, 2015**  
**6:00 P.M.**

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**MEMBERS PRESENT:**

Richard Scott-Harper, Chairman  
David Connors, Vice Chairman  
Robert Hittinger  
Michael Pickel

**STAFF/OTHER PRESENT:**

Steven Brown, Township Manager  
Bill Lincke  
7 audience members

Mr. Scott Harper opened the meeting at 6 p.m.

Mr. Joseph Riper, attorney for Wilkinson Builders, introduced the subject and what the Board would be discussing. He stated that Wilkinson wants to complete the Hills of London Grove subdivision. They are willing to complete the improvements in phase 1 but this creates a negative cash situation, which leads to their request for plan changes in order to be able to afford the work. Mr. Riper said his client also needed the consent of the HOA members and have successfully received unanimous consent at this point. Now Wilkinson will need the approval of the Board to move forward with the purchase of the property.

Mr. Ray Gamble, Wilkinson Builders, reviewed the major requested changes to the plan.

- Storm water management – Wilkinson would like to eliminate some of the basins in phase 1 and the remainder of the development. He realizes that the Township Engineer and Chester County Conservation District must approve this. He also stated that some basins may get larger to accommodate the volume of water they will need to manage.
- Landscaping – He said Wilkinson used a 20% reduction as their guideline. He reviewed the areas where plantings and buffering would be reduced: along the property line with the Powers/Dutton property where they would supplement existing vegetation, the buffer around lot 132 would be eliminated, behind the pump station and a small area on Abby Road and evergreen street trees.
- Trails – Mr. Gamble said they will install the paved trail along State Road and still create a looped system of trails and sidewalks. They will also provide a link to the Powers/Dutton property. However they plan to eliminate stream crossings and trails between the houses and the quarry to the north.
- Width of lots – The lots will need to be made wider to accommodate the houses Wilkinson will build. This will cause them to “double load” Celia Court and to shift the street north by 50’-75’.

- Scout cabin – Wilkinson will shift the new construction farther away from the Scout cabin, as much as possible, per the request of the Township.

Mr. Gamble ended his presentation and fielded questions from the Board.

Mr. Scott Harper asked if they have not completed new engineering calculations how did they know they could reduce the number of infiltration basins? Mr. Gamble said he is reasonably confident they can reduce the number based on conversations he has had with their engineer. Mr. Scott Harper followed up with a question regarding the proposed increase in building and impervious coverage's on the lots and how they could reduce basins in light of that? Mr. Gamble said it is not that simple and that it is possible the overall impervious coverage would not increase on the entire property.

Mr. Connors said it was his recollection in earlier conversations that Wilkinson would not ask to reduce the number of basins. Mr. Gamble said that was not his recollection. Mr. Pickel noted the decision would be made by the Conservation District. Mr. Gamble stated they are just asking for the opportunity to reduce the number of basins at this point.

Mr. Hittinger asked if the Municipal Authority had approved their list of items? Mr. Gamble stated the Authority Board met to discuss the list and he believes that they had accepted it.

The Board next reviewed the list item-by-item.

1. Already discussed
2. Acceptable
3. Mr. Lincke said there must be a Zoning Ordinance change and that the Board would only be committing to undergo the process at this point. This was acceptable to the Board.
4. Mr. Connors asked if the roadways could be widened to 24' from 20'? Mr. Gamble said that would pose a variety of problems including impervious coverage and storm water management. Mr. Connors said he was concerned about parking issues and getting emergency vehicles through on the 20' wide streets. Mr. Tony Kennedy, HOA President, supported the idea but said the HOA wanted this agreement to go through and have Wilkinson finish the improvements in phase 1. The HOA was not requesting this improvement at this time. Mr. Riper said that no bank will finance phase 1 and every added cost diminishes the ability of Wilkinson to do the project.
5. Acceptable
6. Acceptable
7. Acceptable
8. Acceptable

9. Mr. Scott Harper asked if the landscaping around the pump station had been discussed with the Municipal Authority? Mr. Gamble said it had not been discussed. The proposed changes to the landscaping plan were acceptable to the Board.
10. The Board wanted the Township Engineer to confirm that the pipe to be eliminated was not needed; if so, this request is acceptable.
11. Acceptable
12. Acceptable
13. The Board wants Mr. Kinsey to comment; otherwise this request is acceptable.
14. Acceptable
15. Mr. Riper said "financial security" would be changed to "escrow". He also said that Wilkinson would agree to not start any of the site work in phase 2 until the site work in phase 1 was substantially completed. The Board discussed the adequacy of the \$100,000 maintenance bond. Mr. Riper said it was available for all improvements in phase 1, not just the work that Wilkinson would perform. He also said Wilkinson need a cap on the amount of the bond so as not to have an open-ended liability. This item with the discussed changes was acceptable to the Board.
16. Acceptable
17. Acceptable
18. Acceptable
19. Mr. Lincke stated that this item needed to be "cleaned up" and made more specific. This was acceptable to the Board.
20. Completed
21. Acceptable
22. Acceptable

Mr. Scott Harper commented on two Municipal Authority issues. He said the change from a 10" pipe to an 8" pipe was not yet necessarily approved. He also asked if the sewer lines had been inspected and cleared. Mr. Gamble replied he believed the work had been done and that the Municipal Authority engineer had a letter stating such. Mr. Riper asked if the Authority would hold a special meeting if need be to help Wilkinson meet the July 16, 2015 deadline? Mr. Scott Harper answered "yes".

Mr. Riper stated that Wilkinson would go to closing based on this list of items. He asked that the Board either approve the list subject to confirmation of the changes by the Township Solicitor and Manager or that the Board be willing to hold another meeting. Mr. Lincke suggested that the Board approve the #1-22 of the list subject to his and Mr. Brown's review and approval of the changes discussed this evening. Mr. Gamble stated he could not accept an approval if it required 24' wide streets. Mr. Kennedy said the HOA views most of the proposed plan changes as preferable to the original design and while they would rather

have 24' wide streets, they did not want to tie up the approval and work. Mr. Connors and Mr. Scott Harper said the matter of the street width was no longer an issue.

Mr. Pickel made a motion to approve the list subject to the Solicitor's and Manager's review and approval of the changes discussed this evening. Mr. Connors seconded the motion. The motion was approved by a 4-0 vote.

The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Steven C. Brown  
Township Manager