

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

MEMBERS PRESENT:

Richard Scott Harper
David Connors
Robert Weer
Michael Pickel

STAFF PRESENT:

Shane Kinsey, Public Works Director
Jacqui Guenther, Finance Director
Dawn Maciejczyk, Administrative Assistant
Tom Bolko, Inniscrone Golf Club
11 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 7:00 p.m.

II. PUBLIC COMMENT

Mr. Scott Harper asked for public comment. Mr. Robert Gillespie presented to the Board that he went in front of the Parks and Recreation Board to discuss the Interscholastic Equestrian Association (IEA) dog walk fundraiser at Goddard Park on October 1, 2016. The Board of Supervisors was supportive of the idea. Mr. Gillespie is to contact Mr. Brown to set everything up.

Mr. William Grandizo thanked Mr. Kinsey for getting a sweeper out on the roads for a second time to make them safer for drivers.

Mr. Connor Swift, BSA Troop 191, stated that he went in front of the Parks and Recreation Board to discuss his Eagle Scout Project. He proposed building two foot bridges at Goddard Park. He asked if the Board could help with the cost or donate materials? Mr. Swift said that Mr. Schott from the Parks and Recreation Board is donating most of the lumber. The Board of Supervisors agreed to help with materials and some money if needed.

Mr. DiFrancisco inquired about a bulk drop-off day at SECCRA. The Board reviewed that they had discussed this and they intended bringing back a bulk drop-off day. Mr. Weer stated that Mr. DiFrancisco could also get a Brush Permit at the Township Building free of charge, which would allow him to bring his brush to SECCRA for free.

Mr. DiFranseco also commented that he was very pleased with how quickly SECCRA took care of the thistle on Route 841 once he contacted them. He also inquired as to who was responsible for cutting Valley Road? Mr. Kinsey responded that the Township is, but that the incident with the large New Holland Tractor was not London Grove Township and he believes it was Penn Township. They were however not approved by Mr. Kinsey to cut London Grove Township's section of Valley Road.

Mr. Steve Annan reviewed a blurb that is on the Township website in regards to the duties of the Board of Supervisors. He asked if the Board felt that was a thorough and correct statement. Mr. Scott Harper said yes, he feels that is a thorough and correct statement.

III. CORRECTION/APPROVAL OF MINUTES

The meeting minutes of June 1, 2016 were reviewed and amended as follows:

Under the last paragraph on page four it should read, "He also stated that according to Pennsylvania law they do not have to follow West Grove Fire Company's recommendation of adding a fire hydrant; it is not enforceable."

A motion was made by Mr. Pickel to approve the meeting minutes of June 1, 2016, seconded by Mr. Connors and approved by a vote of 4-0.

IV. REPORTS FOR JULY 2016

Code Department

Mr. Scott Harper presented the Codes Department report as prepared by Mr. Kirk and Mrs. Zunino. There were no questions from the Board. Mr. Steve Annan stated that there are things in this community that the Township is not going out and actively finding. Mr. Scott Harper asked Mr. Annan if he could explain his statement. Mr. Annan stated that residents are having work completed without obtaining a permit. Mr. Scott Harper said that we rely on the honor system and that most residents will follow the rules and obtain a permit. If you see work being done and there is no permit, residents should call the Township so that way we can stop work until a permit is obtained.

Mr. Connors asked Mr. Annan how he would like the Township to handle this situation? Mr. Annan stated that he would like the Board to be proactive and have the Code Official out checking to make sure that work being done has a permit. Mr. Connors said that is not possible unless we hire more Code Officials. In order to do that the Township would have to pay them a salary, benefits, pension, etc. which is not what the majority of residents in the Township want. Discussion continued.

Public Works Department

Mr. Kinsey presented the Public Works Department report. The speed readings for Inniscrone were faulty because the unit had a bad Bluetooth connector. He will be put the signs out again. In regards to the Dog Park we have seen a significant change to the positive in the amount of dog baggies that are being used and there have been no issues over there. Mr. Connors commented everything that he has heard on the social media boards has been very positive.

Mr. Weer asked about the islands on Inniscrone Drive and if they are being moved. Mr. Kinsey said yes, they are being moved because they were not placed according to plan. Mr. Weer asked Mr. Kinsey if he is ok with their shape. Mr. Kinsey said that was decided by the Township Engineer, TPD and the developer.

Mr. Gillespie thanked Mr. Kinsey and his crew for all their hard work taking care of the roads after the storms and road bank mowing.

Finance Report

The Financial Report was reviewed with the Board by Ms. Guenther. There were no questions. Mr. Connors commented that he wanted the Board to know that after discussing it with Ms. Guenther, it appears that at the end of this year there will be between \$400,000 and \$600,000 to take from the General Fund and transfer to the Capital Reserve Fund. Mr. Pickel made a motion to approve the Finance Report as presented. Mr. Weer seconded the motion and it was approved by a vote of 4-0.

Inniscrone Golf Course

Mr. Tom Bolko, General Manager, reported the golf course revenues for July. He said that July 2015's revenue was \$116, 000 and July 2016's revenue was \$113, 000; so there was a 2% drop that he believes is due to the wet weather the Township had been having. Profitability is \$22,000 to date, putting the golf course up 81% in net revenue. Mr. Scott Harper asked Mr. Bolko about the repairs to the club house? Mr. Bolko said that he provided an estimate to the Township Manager. Mr. Scott Harper asked if the repairs list were prioritized? Mr. Bolko said no. He noted that these items were discussed with the Golf Course Committee as well.

Mr. Scott Harper toured the golf course and was concerned with the quality of the Township's asset. Mr. Kinsey said that some of the items are going to need to go out for bid, but other items can be completed "in house." There is a fair amount of homework that needs to be done by the Township and our solicitor if the Board would like to move forward with this.

Mr. Annan asked if the Township owns the Golf Course? Mr. Scott Harper relied yes. Mr. Annan asked if the Township makes money off of it? Mr. Scott Harper said the Township did last year and is so far this year. Mr. Annan then asked with the money that the Township puts into maintaining it and the money being made off of it, what is the difference? Mr. Scott Harper said at this point he does not know. Mr. Annan asked what is the benefit of keeping the golf course open? Mr. Scott Harper said the open space aspect and the spray fields. Discussion continued.

Mr. Connors made a motion to move forward and start putting bids together to get these projects squared away, seconded by Mr. Weer and approved by a vote of 4-0.

Odor Report

Mr. Scott Harper stated that the Township received one phone call about odor; also the Department of Environmental Protection (DEP) reported 0 emails.

State Police report

Mr. Scott Harper reviewed the Pennsylvania State Police Report. The month of June was up to 210 incidents compared to 169 incidents from May. Mr. Annan asked Mr. Scott Harper to specify where the incidents have increased in the Township. Mr. Scott Harper explained that the report the Township receives is a general report for the entire Township, not broken down into areas.

Water Monitors report

Mr. Kinsey stated that the baseline and storm sampling has been completed. Mr. Annan asked Mr. Scott Harper to elaborate further into what this all means. Mr.

Scott Harper explained that the Township purchased two water monitors to monitor the levels of contamination into the White Clay. Discussion continued.

V. HEARINGS

Ordinance 206- Emergency Radio Satellite Signal Booster

Mr. Scott Harper opened the hearing. Mr. Scott Harper entered two (2) exhibits, B-1 a copy of the ordinance and B-2 the proof of publication. Mr. Scott Harper reviewed that this ordinance is intended to improve communications for the County, fire and EMS providers. Mr. Weer stated that this is so the emergency radios can function in the large buildings.

Mr. Weer made a motion to close the hearing, seconded by Mr. Pickel and approved by a vote of 4-0.

VI. FIRST BUSINESS

Ordinance 206- Emergency Radio Satellite Signal Booster decision

Mr. Weer made a motion to approve Ordinance 206- Emergency Radio Satellite Signal Booster, seconded by Mr. Pickel and approved by a vote of 4-0.

Avon Grove High School Homecoming Parade

Magan and Katie from Avon Grove High School Student Council requested permission for their annual homecoming parade to be held on September 24, 2016 from 11:00 a.m.- 12:00 p.m. They are asking for State Road to be closed from the Charter School to the first entrance of the High School as in years past. The proof of liability insurance has already been received by the Township.

Mr. Connors made a motion to allow Avon Grove High School to have their homecoming parade as outlined, seconded by Mr. Pickel and approved by a vote of 4-0.

Hernandez Zoning Ordinance amendment

Mr. Scott Harper reviewed the memo from Mr. Brown stating that the Zoning Hearing Board granted relief over the roof for Mr. Hernandez. Mr. Scott Harper asked if the Board wishes to take any action in this. Mr. Pickel and Mr. Connors said the Board does not wish to take action. Mr. Weer said he thinks the ordinance specifically says "roof" and if the roof goes up, then the walls up and you have an addition instead of just a covered deck. Mr. Connors said that Mr. Brown is asking that we change the ordinance because he makes the determination based on the ordinance. Mr. Connors suggest that we change the definition and not the entire ordinance. Mr. Weer agrees. Mr. Weer made a motion to change the definition of what a deck, roof and a porch is. He would like to go with the Zoning Officers decision, seconded by Mr. Connors and approved by a vote of 4-0.

Mr. Weer made a motion to appeal and review the definitions in the ordinance. He would also like feedback from the Zoning Hearing Board Chairman, seconded by Mr. Connors and approved by a vote of 4-0.

Alternative Septic System agreement fee

Mr. Maurice Wadley has an agreement with the Township for his alternative technology septic system and is asking what his annual fee goes towards? He reviewed why he has this alternative septic system and what his system does. Mr.

Wadley said he had talked with Mr. Brown about the fee. Mr. Scott Harper said that the fee came from our Township Engineer who suggested that \$200 was a reasonable cost. Mr. Brown has been in contact with other municipalities and some have higher fees than London Grove and others do not have fees at all. The fee is supposed to cover administrative cost as well as the costs of the Township making sure the system functions correctly. Judging from your conversation with Mr. Brown it does not appear that the Township is doing what it should be doing under the agreement.

Mr. Brown is to contact Mr. Stan Corbett to find out what justification he used to come up with the \$200. Mr. Connors said the County has a new system where the Township receives a receipt every three years once the system is pumped out. Mr. Scott Harper said that he believes the Township needs to make certain the system is maintained because if the system fails, the Township is responsible for it. The Board agreed to waive the fee until the Township has received verification as to what the fee is for and how it is used.

25-year trail lease agreements

Mr. Pickel explained that the Township has filed grant applications on behalf of London Croft and Stone Croft developments to pave their stone trails. DCED requires a 25-year lease for the trails to ensure public access. However, our SALDO already says the trails are public and that the HOA have to maintain them. Mr. Connors asked what happens if we sign this and then the developments do not receive the grant? Mr. Pickel said they are still open to the public. Mr. Connors said it would be better if they could get the trails paved to address the problems with the wash-outs.

Mr. Pickel made a motion to approve the 25-year trail lease agreements contingent upon the Township receiving the grant money, seconded by Mr. Connors and approved by a vote of 4-0.

VII. OLD BUSINESS

Simmons Zoning Hearing Board application

The Board of Supervisors choose not to take any action on the decision.

Deerpath Court/Heather Grove parking issue

Mr. Scott Harper reviewed a memo from Mr. Brown, where last month a resident asked the Township to put signage up for “no parking,” and or “tow away zone.” The very next day another resident sent Mr. Brown an email saying that they did not want that to happen. The resident from Deerpath Court stated that if the signs are not enforceable then he does not want them, but if they are enforceable he absolutely wants them. Mr. Scott Harper stated that one of the issues that the Board runs into when dealing with homeowner associations (HOA), is that one resident wants something where as another resident may not. The Board came to a consensus that before any money is spent by the Township, the Board wants the HOA to be involved and a representative from the HOA to provide the opinion of the entire development.

Mr. Brown has been investigating enforcement options. The State Police have stated that if there are signs up and it is stated a tow away zone then the State Police will make every effort to find the owner of the car before it will be towed. A resident

asked is there any way to get something formally in writing stating that Pennsylvania State Police will enforce the issues? Mr. Scott Harper said before we get to that point we would have to have a study and the signs posted. Mr. Steve Annan said in 2004 there was a study done on his street, Sunrise Court, stating that it is not wide enough to allow parking. The Township allowed the developer to not make the roads wide enough to park cars on the street. So there are certain streets in this community that are not wide enough to allow cars to park on them. Mr. Connors asked what code are you referencing about the streets not being wide enough? Mr. Annan said it is up to the developer to choose how wide the streets are. Mr. Scott Harper said if the developer wants to dedicate those roads then they need to be built to the Township's standards. In the State of Pennsylvania, a developer can build a development that does not meet the Townships standards as long as it is maintained privately. Discussion continued.

VIII. NEW BUISNESS

Chester County Agricultural Preservation Challenge Grant

Mr. Scott Harper tabled this item till the next meeting.

Sterling Act Resolution No. 659

Mr. Connors reviewed the Sterling Act. Mr. Connors made a motion to approve Resolution No. 659, seconded by Mr. Weer and approved by a vote of 4-0.

Fleet Monitoring

Mr. Kinsey reviewed a quote that he has received from one company for fleet monitoring. Mr. Pickel likes the idea. He uses Fleetmatics for his business. Mr. Kinsey agreed that it is a good idea and would like to present this as a budget item for 2017. Mr. Connors would like Ms. Guenther to see if the Township could get an insurance discount for implementing this.

SECCRA matters- Speakman property

Mr. Scott Harper reviewed that SECCRA has offered to put an easement on the property if the Township is not interested in owning the property. Mr. Scott Harper said in his opinion he thinks the Township would like to own the property. The Board agreed. Mr. Dave Connery, LGT SECCRA representative, has come up with a plan for the topsoil. Mr. Weer said the Speakman property was originally for multipurpose, now we are talking about just for farming. If this is not the same plan that the Township would like to go with, then we need to give that direction to SECCRA. Mr. Weer said that SECCRA has drawn a plan to replace the topsoil, modify the drainage and then build constructed wetlands in the lower corner of the property.

Mr. Scott Harper stated he wants to make certain that the Township owns the property so that if later down the road, the Township wants ball fields then they can do that. Mr. Scott Harper would like the Township Engineer to review the proposed topsoil and regrading plan. There is less cost associated with it if we change it to farming opposed to ballfields. Mr. Connors said that the Township and SECCRA have some mutual goals for the property. Mr. Scott Harper asked if the Township can contact some of the farmers in the community to get their input on the draft plan. Mr. Wayne DiFrancisco said he would like to have input on this as well. Mr. Weer said

that SECCRA is also putting in a new recycling building on Mosquito Lane and they will be providing plans for that. Mr. Connery explained that SECCRA is over loaded with recycling at this time and they will erect a big recycling building since the Southern Chester County community is great at recycling. Mr. Connery would like to put together a report either bi-monthly or monthly for the Board. He would also like for Mr. Brown to set up a tour of the facilities for the Supervisors to come out and tour the property.

X. PLANS

Boyle Land Development and financial security agreement

Mr. Pickel made a motion to approve the land development and financial security agreements for the Boyle land development project located at 220 Chatham Road, seconded by Mr. Connors and approved by a vote of 4-0.

Public Works Building progress

Mr. Kinsey reviewed the progress that has taken place on the new Public Works building.

XI. EXTENSIONS

Mr. Pickel made a motion to accept the following extensions:

- Needham Farms- November 1, 2016 and
- Hills of London Grove- August 20, 2016,

Seconded by Mr. Connors and approved by a vote of 4-0.

XII. ADJOURNMENT

A motion was made by Mr. Pickel to adjourn the meeting at 9:37 p.m., seconded by Mr. Connors and approved by a vote of 4-0.

Respectfully submitted,

Dawn Maciejczyk
Administrative Assistant