

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
April 5, 2017 – 7:00 P.M.**

MEMBERS PRESENT:

Richard Scott Harper
David Connors
Michael Pickel
Steven Zurl

STAFF PRESENT:

Ken Battin, Township Manager
Jacqui Guenther, Finance Director
Shane Kinsey, Director of Public Works
Dawn Maciejczyk, Township Secretary
Tom Bolko, Inniscrone Golf Course
Ron Ragan, Township Engineer
21 Audience Members

PLEDGE OF ALLEGIANCE

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

CALL TO ORDER:

Mr. Scott Harper called the meeting to order at 7:00 p.m. He announced that there was an Executive Session prior to the meeting to discuss personnel. Mr. Scott Harper also announced that the Board of Supervisors will be holding a “Town Hall” style meeting on Thursday, April 20, 2017 to discuss on-street parking and contract police; and a regular scheduled Board meeting on Wednesday, May 3, 2017 beginning at 7:00 p.m. Mr. Scott Harper invited all of the public to attend. He also reviewed the Public Comment Policy.

I. PUBLIC COMMENT

Mr. Scott Harper asked for public comment. There was no public comment.

II. CORRECTION/APPROVAL OF MINUTES

The meeting minutes of March 1, 2017 were reviewed and amended as follows.

Mr. Kevin Rooney’s name spelling correction, from Rooney to Runey.

Mr. Connors made a motion to approve the minutes of March 1, 2017 as amended by Mr. Zurl, seconded by Mr. Pickel and approved by a vote of 4-0.

Boards and Commission Vacancies

The Board of Supervisors conducted public interviews for three vacancies. Mr. Scott Harper introduced Mrs. Tina Skinner, who has applied to volunteer for the Open Space Committee. Mrs. Skinner has been a resident of London Grove Township for 12 years and loves Goddard Park and the walking paths. She is very proud of the community that she lives in and would love to help out on the Open Space Committee. Mr. Pickel made a motion to appoint Mrs. Skinner and Mr. Connors seconded it. She was appointed by a vote of 4-0.

Mr. Robert Ritrovato has also been a resident of London Grove Township for many years. He enjoys the park and the community as well and would love to share his

ideas and thoughts as part of the Parks and Recreation Board. Mr. Pickel made a motion to appoint Mr. Ritrovato and Mr. Connors seconded it. He was appointed by a vote of 4-0.

Mr. Bran Lynch also a resident of London Grove for many years would like to become more involved with his community by volunteering his time to help out on the Boards and Commissions. He would love to share ideas and become more involved with any Board or Commission. Mr. Pickel made a motion to appoint Mr. Lynch to the Environmental Advisory Committee and Mr. Zurl seconded it. He was appointed by a vote of 4-0.

III. REPORTS FOR MARCH 2017

Inniscrone Golf Course

Mr. Tom Bolko, General Manager, reported the golf course revenues for March 2017. Mr. Bolko said that even with the snowfall at the end of March, quarter 1 results show revenue being down a little bit but profitability was up 3%. Even with the rainy weather Inniscrone is up 150% from last year in the first five days of April.

Mr. Bolko said that they have finished work with the Municipal Authority regarding the spray fields. Mr. Scott Harper said, so the Municipal Authority now has what they paid for a long time ago? Mr. Bolko said there are still some odds and ends but yes. He said this will greatly benefit the Golf Course as well. Mr. Scott Harper thanked Mr. Bolko for his cooperation and said it was a win, win for all. There were no questions for Mr. Bolko from the Board.

Water Monitors

Mr. Scott Harper reviewed that London Grove Township had previously purchased two water monitors and placed them down and upstream in the West Grove Creek. Mr. Dave Arscott, Stroud Water Research Center, presented a draft report of the water samples that were collected twice during baseflow conditions and twice during stormflow conditions. He said that they are seeing an increase in nitrogen and phosphorus. The results are inconclusive on where these pollutants are coming from.

Mr. Scott Harper asked Mr. Arscott if there is any terminology in this draft report that would interest the Department of Environmental Protection (DEP)? Mr. Arscott responded that the DEP is going to recommend a Total Maximum Daily Load (TMDL) program and a Municipal Separate Storm Sewer System (MS4) program. The Township already participates in these programs.

Codes Department

Mr. Scott Harper presented the Codes Department report as prepared by Mr. Shock and Mrs. Zunino. There were no questions from the Board.

Public Works Department

Mr. Kinsey presented the Public Works Department report. Mr. Pickel asked what Delchester Meeting and Training is? It is the Delaware County and Chester County Association for Public Works. It is a luncheon with training. Mr. Pickel asked how are things at the Dog Park? Mr. Kinsey said we have had no issues. When does the Park and Recreation Board start their clean-up days in the Park? Mr. Kinsey said this weekend. Mr. Pickel said just so the audience is aware the Park and Recreation Board do a clean-up day at the park the first Saturday of the month from April till October. Mr. Kinsey also

presented the new Public Works Building Progress Report. There were no questions from the Board.

Finance Department

The Financial Report was reviewed with the Board by Ms. Guenther. Mr. Pickel made a motion to approve the Financial Report, seconded by Mr. Connors and approved by a vote of 4-0.

DEP Odor Report

Mr. Scott Harper presented the Odor Report. There were no questions from the Board.

Pennsylvania State Police Report

Mr. Scott Harper reviewed the Pennsylvania State Police Report. He noted that there were 214 incidents in February 2017 that is an increase of 46 incidents from January 2017.

Mr. Scott Harper asked Mr. Battin if we have requested a SECCRA meeting? Mr. Battin said no, Mr. Pickel said Mr. Weer is our liaison. Mr. Scott Harper asked Mr. Battin to set up a SECCRA meeting to follow up on if they are following the standard for regrading the top soil that they removed. The SECCRA committee is supposed to meet quarterly and it is not so we need to get that going.

Southern Chester County Emergency Medical Services Report

Mr. Connors said in the report there is mention of a CCATO message that went out. The County is trying to switch over to a new system that basically has GPS locators on all the ambulances. This is so if you call 911 you get the closes ambulance not who your Township designates or if they are not available the designated second company; it gets the closes actual ambulance, which makes sense. Mr. Connors has received feedback from West Grove that when an ambulance brings someone to Christiana Hospital and crosses State lines the GPS locator automatically puts them back at the station. This is a serious issue that needs to be addressed. Mr. Ernie Holland, President CCATO, is aware of this and agrees it needs to be fixed. This is only happening in Southern Chester County.

IV. HEARING

Volunteer Tax Credit

Mr. Scott Harper opened the hearing at 7:30 p.m. and reviewed the proposed Ordinance 209. Mr. Battin entered two exhibits, A-1 Proof of Publication and A-2 the draft Ordinance 209. Mr. Scott Harper stated that it would be a 20% reduction in Real Estate Property Tax. Mr. Battin said that he is working with both Avondale and West Grove Fire Companies on who is eligible for the reduction. He said there are just a few administrative items to be taken care of. The Board agreed to allow advertising of Ordinance 209 for the May 5, 2017 meeting.

Mr. Pickel made a motion to close the hearing at 7:32 p.m., seconded by Mr. Connors and approved by a vote of 4-0.

V. FIRST BUSINESS

Public Works Materials Bid

Mr. Kinsey reviewed the results of the spring materials bid through the Southern Chester County Cooperative. These bids address the standard materials and supplies used by the Public Works Department. Mr. Kinsey recommended excepting the low bids for each category as specified below;

Stone- New Enterprise Stone and Lime

1/2' AASTHTO # 8 Stone- \$17.79 per ton <ul style="list-style-type: none"> 50 tons bid London Grove, 390 tons bid total 	Anti-Skid Stone- \$17.79 per ton <ul style="list-style-type: none"> 120 tons bid London Grove, 1020 tons bid total
3/4' Clean Washed- \$15.84 per ton <ul style="list-style-type: none"> 50 tons bid London Grove, 420 tons bid total 	Screenings- \$13.64 per ton <ul style="list-style-type: none"> 50 tons bid London Grove, 230 tons bid total
PennDOT 2A- \$13.76 per ton <ul style="list-style-type: none"> 2,000 tons bid London Grove, 5,230 tons bid total 	#4 Rip Rap- \$19.64 per ton <ul style="list-style-type: none"> 50 tons bid London Grove, 555 tons bid total
PennDOT 2B- \$15.84 per ton <ul style="list-style-type: none"> 50 tons bid London Grove, 540 tons bid total 	#5 Rip Rap- \$24.39 per ton <ul style="list-style-type: none"> 25 tons bid London Grove, 310 tons bid total
PennDOT 3A- \$13.64 per ton <ul style="list-style-type: none"> 100 tons bid London Grove, 475 tons bid total 	#6 Rip Rap- \$24.39 per ton <ul style="list-style-type: none"> 25 tons bid London Grove, 414 tons bid total
AASHTO # 3 Stone- \$15.74 per ton <ul style="list-style-type: none"> 50 tons bid London Grove, 190 tons bid total 	#7 Rip Rap- \$26.84 per ton <ul style="list-style-type: none"> 25 tons bid London Grove, 65 tons bid total
AASHTO # 1 Stone- \$15.74 per ton <ul style="list-style-type: none"> 100 tons bid London Grove, 280 tons bid total 	

Asphalt- Allan Myers DBA Independence Const.

9.5 mm Wearing Course- \$55.07 per ton <ul style="list-style-type: none"> * 300 tons bid London Grove, 560 tons bid total
19 mm Binder- \$53.57 per ton <ul style="list-style-type: none"> 100 tons bid London Grove, 500 tons bid total
25 mm (BCBC)- \$52.07 per ton <ul style="list-style-type: none"> 100 tons bid London Grove, 400 tons bid total

Road Oil- AMS

RC 250 Road Oil- \$4.10 per gallon <ul style="list-style-type: none"> 1,000 Gallon bid London Grove, 11,500 Gallon bid total
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Line Painting- Alpha Space Control Co

Double Yellow Center Line- .097 per linear ft. <ul style="list-style-type: none"> 160,000 ft bid London Grove- 600,241 ft bid total 	24' Yellow Gore- \$6.00 per linear ft. <ul style="list-style-type: none"> 500' bid London Grove- 500 ft. bid total
White Edge Line- .0495 per linear ft	24' White Gore- \$6.00 per linear ft.

<ul style="list-style-type: none"> • 210,000 ft bid London Grove- 609,300 ft bid total 	<ul style="list-style-type: none"> • 300' bid London Grove- 300' ft bid total
24' Stop Bar in Thermo- \$6.00 per linear ft. <ul style="list-style-type: none"> • 315 ft bid London Grove- 1,040 ft bid total 	"Stop" Legend Thermo- \$150.00 per unit <ul style="list-style-type: none"> • 1 bid London Grove- 1 bid total
Turning Arrow in Thermo- \$135.00 per unit <ul style="list-style-type: none"> • 16 bid London Grove- 16 bid total 	"Ahead" Legend in Thermo- \$350.00 per unit <ul style="list-style-type: none"> • 1 bid London Grove- 1 bid total
"Only" Legend in Thermo- \$150.00 per unit <ul style="list-style-type: none"> • 16 bid London Grove-16 bid total 	

Fuel- Superior Plus Energy Services

Gasoline 87 Oct- .1675 Rack Differential (\$1.6360 @ bid) <ul style="list-style-type: none"> • 3,000 Gal bid London Grove- 63,000 bid total
Diesel Fuel, Off Rd.- 1904 Rack Differential (\$1.8078 @ bid) <ul style="list-style-type: none"> • 1,500 gal bid London Grove- 3,300 gal bid total
Diesel Fuel, Low Sul- .2981 Rack Differential (\$1.9203 @ bid) <ul style="list-style-type: none"> • 6,000 gal bid London Grove- 55,000 gal bid total

Mr. Connors made a motion to award the bids to the lowest bidders as specified above, seconded by Mr. Pickel and approved by a vote of 4-0.

Route 41 Facility Sale and Environmental Study

Mr. Kinsey stated that the first step in selling the old building is having a Phase 1 Environmental Study completed and then listing the property with a licensed real estate agent. This step will be required by most potential buyers and most if not all financing companies. He is recommending contracting with Evans Mill Environmental to perform the phase 1 study at a cost of approximately \$2,400.

Mr. Connors made a motion to approve contracting with Evans Mill Environmental to perform the phase 1 study as outlined in Mr. Kinsey's March 7, 2017 memo, seconded by Mr. Zurl and approved by a vote of 4-0.

Mr. Scott Harper asked does the Township have to put the property out to bid? Mr. Kinsey and several other members of the Board said yes, the property must be put out to bid. We are not required to accepted the bid but if we chose to sell it, it must be through bid. Mr. Pickel asked what if someone approaches us and wants to buy the property cash in hand from us? Mr. Scott Harper said that we need to put it out for bid.

Mr. Pickel said that property is probably only valuable for two people, the property owner on the left and the property owner on the right. Mr. Kinsey said in his opinion, the study is going to offer the Township some protection against liability. The phase 1 study is identifying the issues that could exists on the property, to him it is well worth it. Also, it allows us to market the property even though we can only accept bids. Mr. Pickel asked if this can be added to a future agenda to discuss after the study come back.

Municibid Results

Mr. Kinsey reviewed the Municibid auction results. The auction closed on Friday, March 24, 2017. The results and recommendations are as follows:

Undercarriage Washer 1302 views, 51 bids, high bid \$160.00 Von Bailey, Allenwood, PA 17810	Asphalt Pan 605 views, 7 bids, high bid \$32.00 Thomas Doemling, Murrysville, PA 15668
Men's Bike 730 views, 1 bid, high bid \$1.00 Jerry Barker, West Grove, PA 19390	Woman's Bike 893 views, 20 bids, high bid \$22.00 Jonah Conway, Philadelphia, PA 19128
Office Desk 591 views, 1 bid, high bid \$1.00 Mike Lewis, Unionville, PA 19375	Steiner Model 230 19*42 views, 46 bids, high bid \$1,938.77 Nijal Dixon, West Grove, PA 19390
Leveling Drag 813 views, 14 bids, high bid \$32.00 Derek Strine, Dover, DE 19901	Airless Skid Loader Tires 1212 views, 44 bids, high bid \$310.00 Emanuel Broomall, Boothwyn, PA 19061
Aluminum Pickup Boxes 932 views, 21 bids, high bid \$62.00 Zach T. Statedale, PA 18079	Steam Washer 1412 views, 20 bids, high bid \$145.00 Zach T. Statedale, PA 18079
Asphalt Pan 546 views, 4 bids, high bid \$27.01 Tim Stephens, Kennett Square, PA 19348	Frost Free Freezer 1006 views, 29 bids, high bid \$73.00 Lonnie Lawson, Linden, PA 17744
Lockers 860 views, 24 bids, high bid \$51.00 Johan Conway, Philadelphia, PA 19128	Operators Platform 934 views, 5 bids, high bid \$5.00 Jerry Barker, West Grove, PA 19390
Yard Drag 809 views, 25 bids, high bid \$48.00 Wayne DiFrancesco, west Grove, PA 19390	3 Fluid Tanks w/pumps 915 views, 61 bids, high bid \$180.00 Beth Thomas, Kennett Square, PA 19348
Misc Lighting 973 views, 48 bids, high bid \$44.00 Steve Linvill, Media, PA 19063	School Zone Light 790 views, 11 bids, high bid \$76.00 Ian Anderson, Levittown, PA 19054
Lot of Absorbent 741 views, 30 bids, high bid \$61.00 John Lough, Havertown, PA 19083	Lot of misc solvents 771 views, 9 bids, high bid \$36.00 John Lough, Havertown, PA 19054
Lot of Traffic Light Cab 674 views, 18 bids, high bid \$78.00 Matt Cornely, Royersford, PA 19468	Motrim Side Mount 833 views, 19 bids, high bid \$278.90 Wayne DiFrancesco, West Grove, PA 19390
Light Posts 954 views, 33 bids, high bid \$320.00 Steve Linvill, Media, PA 19063	Speed Trailer 809 views, 15 bids, high bid \$310.00 Zach T. Statedale, PA 18079
Retaining Wall Block 971 views, 20 bids, high bid \$211.00 Lonjie Lawson, Linden, PA 17744	Traffic Lights and Parts 629 views, 38 bids, high bid \$201.00 Ham Handling, Auburn, PA 17922
Rims 946 views, 19 bids, high bid \$110.00	

Mr. Kinsey recommends against awarding the sale of the following items to the high bidder.

2004 Freightliner M2 2322 views, 36 bids, high bid \$14,600.00 Patrick Robinson, Acton, MA 01720 Mr. Kinsey is recommending against this sale due to a less than satisfactory high bid, in searching comparable through various sources he feels the value of this vehicle in its current condition to be between \$25,000.00 and \$29,000.00.
2006 Ford F-150 2487 views, 54 bids, high bid \$5,201.00 Nicholas Gardner, Fairfax, VA 22030 Mr. Kinsey is recommending against this sale due to a less than satisfactory high bid. Values of the vehicle in "Rough" condition are specified by Edmunds at \$7,354.00, Kelly Blue Book at \$7,066.00 and NADAQ at \$7,650.00.

Mr. Connors made a motion to approve awarding all of the items that were out to bid, seconded by Mr. Pickel and approved by a vote of 4-0.

VI. OLD BUISNESS

Inniscrone Golf Course Clubhouse

Mr. Kinsey said that as directed by the Board of Supervisors he has been looking into the various repairs at Inniscrone Clubhouse as identified by the Committee as well as Mr. Bolko. He said that if the Board desires to move forward with this project it would be best to combine these into a singular project. The project encompasses windows, roof and siding; it is estimated to be approximately \$200,000. Mr. Kinsey said if the Board wishes to move forward with this project he will develop project specifications for the work and then the project can be put out to bid.

Mr. Pickel said that his thought is that the Board should explore a less costly option. Mr. Pickel suggest knocking the building down and put a less costly prefab building. This is not a private Golf Course so it does not necessarily need a club house. He is not in favor of moving forward with any of this. Mr. Scott Harper suggested splitting the cost and doing some of the work now as well as some in the new year. He would like to sit with the Golf Committee to discuss some options. Mr. Scott Harper said that one of the issues with the current building is the location, it's across the little bridge where a lot of people do not know it's there.

Public Works 2004 F-550 dump truck

Mr. Kinsey reviewed his memo dated March 3, 2017. He stated that during the 2016 budget process the Board decided to keep this truck as a spare vehicle. It has however suffered catastrophic failure of the dump bed due to corrosion. The truck is currently out of service. Mr. Kinsey recommends the sale of this truck as is on Municibid.

Mr. Pickel made a motion to sell the truck as is on Municibid, seconded by Mr. Connors and approved by a vote of 4-0.

Pfeffer Zoning Hearing Board decision

Mr. Scott harper reviewed the Pfeffer Zoning Hearing Board decision. The Board chose to take no action on this decision.

VII. NEW BUISNESS

New Public Works Shop Phone and IT

Mr. Kinsey reviewed his memo from March 20, 2017. He said that as the construction of the new shop progresses they have been working with our phone and IT contractors on a solution for providing these needed services to the new facility. The plan is to tie the new facility into the existing systems currently in service in the administration building. This will provide the benefits of a singular system serving both facilities.

Mr. Kinsey recommends contracting with Phone Doctor of Delaware, LLC for the building wiring, phone’s and phone cross connect for the amount of \$9,600. He also recommends contracting with APEXCompu Corp. for the fiber optic IT cross connect for the amount of \$3,558.22.

Mr. Pickel made a motion to approve contracting with Phone Doctor of Delaware for the phone system as well as APEXCompu Corp. for the fiber optic in a total amount not to exceed \$13,100, seconded by Mr. Zurl and approved by a vote of 4-0.

Public Works Progress Change Order- Plumbing

Mr. Kinsey reviewed his memo dated March 16, 2017. JBM Mechanical, Inc, the prime plumbing contractor for the building construction of the Public Works Facility has submitted a change order to the plumbing. This change order is the result of the plans specifying a reduced pressure type back flow preventer, which requires a drain and does not meet LGTMA specifications. The upgrade is to a compliant dual check backflow preventer and associated pressure reducing valve. The amount of the change order is \$882.98 and would increase JBM’s contract with the township from \$157,000 to \$157,882.98.

Mr. Pickle made a motion to approve the change order as outlined by Mr. Kinsey in his March 16, 2017 memo, seconded by Mr. Connors and approved by a vote of 4-0.

Public Works Facility Sidewalks

Mr. Kinsey stated as part of the Land Development plan for the new Public Works Facility the sidewalks in front of the Administration building need to be relocated and the sidewalks to the employee entrance and the Municipal Authority entrance need to be modified to allow for the additional 2’ of pavement on the parking lot. He has received quotes from three contracts;

Petro’s Custom Concrete Inc.	\$3,896
Construction Master Services Inc.	\$4,654
City Construction	\$8,300

Mr. Kinsey recommends awarding the work to Petro’s Custom Concrete for \$3,896.

Mr. Zurl made a motion to award the work to Petro’s Custom Concrete in the amount of \$3,896, seconded by Mr. Connors and approved by a vote of 4-0.

Township Building Signage

Mr. Kinsey explained that at this time this is merely a conversation piece. The Administrative Building and Municipal Authority need better signage. Currently many first-time customers enter through the Municipal Authority entrance and then need to be redirected to the Township entrance. Mr. Kinsey said while reviewing the situation it

appears that the best solution is a centrally located sign, with changeable messages, supplemented with directional signage around the building. A centrally located sign will assist in maximizing the site distance when exiting the facility and will help to limit confusion on entering the property. Adding "directional" signage could then be installed around the building to direct customers to the correct entrance for Township or Municipal Authority business.

Mr. Scott Harper said he thinks it would be best to have a small electronic sign if we are going to do changeable message on the sign. Mr. Kinsey said he has not priced that as of yet but they are fairly expensive. He agrees that would be the best option it gives the Township the availability to put more up. Mr. Pickel said we would not want to have a changeable message sign up and someone to sneak up and change the message.

Route 41 Paving-PennDOT

Mr. Kinsey gave an FYI to the Board that PennDOT is planning on paving the Pennsylvania Route 41 from the Delaware State Line to Pennsylvania Route 1 over the summer months. This work will include variable depth milling and resurfacing of the roadway. Mr. Kinsey said this project is good news for London Grove Township as it will reflect a savings of around \$8,000 in the line striping budget for 2017. In addition, PennDOT will be addressing any repair or replacement of traffic signal loops which are part of the project.

New Public Works Building- Shop Equipment

Mr. Kinsey has put together a comprehensive package of what is needed for the new Public Works Building Shop. The contractor is maintaining the completion date as of August 9, 2017 to protect themselves in case of unforeseen circumstances, they are anticipating substantial completion in June. So, we are at the time to consider some of these items. Mr. Kinsey provided a list of the proposed furniture and some plans of how it will be laid out.

Mr. Kinsey is recommending authorizing the following purchases for the new shop facility as a not to exceed \$39,826.17.

- Shelving Inc. Pallet Racking and Accessories- \$3,997.05
- Grainger Inc (CoStars)- Flammable/Safety cabinets- \$3,929.17
- Kimball Midwest- Consumables storage- \$2,438.54
- Festenel Inc (CoStars)- Shelving, Workbench, Materials Racks \$5,597.72
- Gershel Bros- Slatwall and accessories- \$944.71
- K-Log (CoStars)- Furnishings, entrance mats, wall boards- \$18,055
- Lowes- Appliances- not to exceed \$3,125.99
- Staples- Ceiling mount projector and screen-not to exceed \$1,330.99
- IKEA- Bunk bed frames and Mattress- \$407.00

Mr. Pickel made a motion to authorize the above purchases not to exceed \$39,826.17, seconded by Mr. Zurl and approved by a vote of 4-0.

Inniscrone Golf Course Paving

Mr. Kinsey reviewed his memo dated March 20, 2017. As directed by the Board Mr. Kinsey put the paving of the failed areas of the cart path at the golf course out to public bid with a pre-bid meeting held on March 9, 2017 and a bid opening held on March 20, 2017 at 11:00 a.m. There was a total of five bids received.

- Land Tech Enterprises- \$169,540
- Trio Excavating- \$149,950
- Construction Master Services- \$143,222
- Derryl Mills Excavating- \$126,838.60
- Gessler Construction- \$105,244

The low bid is approximately 40% higher than anticipated and 125% higher than prices the Township normally sees. This increase cost is due to the limited access to pave the trails in addition to the high likely hood of damage along the access route. Mr. Kinsey said it should be noted that many contractors who typically bid on our paving work would not bid this project due to the access issue.

Mr. Kinsey noted that a letter specifying an alternative repair was received from “Pothole Killers” which included an estimate of \$72,000 to spray patch the path. Mr. Kinsey is recommending against awarding the bid due to cost.

Mr. Connors made a motion to reject the bids that were received, seconded by Mr. Zurl and approved by a vote of 4-0.

VIII. LAND DEVELOPMENT ESCROWS:

Hills of London Grove- Escrow Release #5 Phase 3 A

Mr. Pickel made a motion to approve escrow release #5 Phase 3A for \$37,912.49 as outlined in Ragan Engineering’s memo date March 13, 2017, seconded by Mr. Zurl and approved by a vote of 4-0.

Hills of London Grove- Escrow Release #5 Phase 3 B

Mr. Connors made a motion to approve escrow release #5 Phase 3B for \$110,752.04 as outlined in Ragan Engineering’s memo dated March 13, 2017, seconded by Mr. Pickel and approved by a vote of 4-0.

Estates of London Grove- Recommended Escrow Amount

Mr. Pickel made a motion to approve the recommended escrow amount for The Estates of London Grove Subdivision Plan performance guarantee of \$2,215,312.00, seconded by Mr. Zurl and approved by a vote of 4-0.

PLANS:

SECCRA Land Development Plan

Mr. Battin explained that this is just informative at this point they are in front of the Planning Commission. They came in front of the Board a couple months ago to tell us their plan.

Estates of London Grove-Land Development Plan

Mr. Scott Harper explained that the Estates of London Grove did receive their final plan approval from the Municipal Authority to move forward to this Board at their last meeting. Mr. Scott Harper asked Mr. Battin if they are required to put trails in? Mr. Battin said yes and there are some trails, there were some modification of the trails, they went in front of the Park and recreation Committee to discuss the modifications that needed to be made.

Mr. Tom Schreier, Landscape Architect for Hillcrest Associates, said that there

were some modifications to the trail systems. He discussed the changes that have taken place to the plans after meeting with the Parks and Recreation Board about how to connect the trail system from the Hills of London Grove to the Estates of London Grove. The trail system will now connect in the middle instead of the north and the south. In the north, the Hills of London Grove did away with the connector however, the Estates of London Grove is going to leave the easement there just in-case in the future a trail may be added. In the south, the Estates of London Grove has some wetlands which makes it difficult to put a trail through however, they are also leaving the easement there just in-case in the future a trail may be added. All the trails will be paved throughout the development. Mr. Ragan followed up by saying that the Parks and Recreation Board endorsed the solution that Mr. Schreier is presenting. Mr. Ragan agreed that it is a good solution.

Mr. Pickel made a motion to approve the Final Land Development Plan for the Estates of London Grove as presented, seconded by Mr. Zurl and approved by a vote of 4-0.

Hudson Bay, 431 W. Baltimore Pike- Land Development Plan

Mr. Joe Riper, attorney for Sycamore International, reviewed the land development plan and gave an overview of the project. Mr. Riper explained that they had to go in front of the Zoning Hearing Board to decrease the setback from 100 ft. to 45 ft. along the property line on the east side. The Zoning Hearing Board granted the relief. The Planning Commission had many questions about the extent of comments that were not addressed from Mr. Ragan's review letter. They were mostly administrative issues that were addressed by Friday. Mr. Ragan reviewed to make sure that all those changes were made. Mr. Riper is not aware of any engineering changes that need to be made or addressed. The Chester County Planning Commission review letter does not have any significant issues that need to be addressed.

Mr. Crossan explained the land development plan and where the property is located. Mr. Scott Harper asked if they received the comments from the West Grove Fire Company Chief? Mr. Crossan said no they had not received those comments. We did however, receive the comments from the Fire Marshal, Mr. Shane Kinsey. Mr. Kinsey said the Fire House comments as well as one of his say that we need Fire Access all the way around the building. Mr. Connors said Mr. Ragan obviously, they made it through the Planning Commission rather quickly and they say they have addressed your concerns what is your assessment as it stands today? Mr. Ragan said that several the items have been addressed, but there are still some open items. The biggest thing that he thinks is 8-10 open items, there is no O and M Agreement for the Stormwater. There is no Performance Guarantee. Mr. Ragan also has concerns for access to the back of the building.

Mr. Crossan said that the only thing that they had to respond to was Mr. Kinsey's letter. He said that what he did was took a copy of his plan and drew in red the approved turn around area indicated in appendix D. The building is accessible for 280 feet along the perimeter of the building. Mr. Kinsey said that the access driveway is not twenty feet wide so the measurement should start at the driveway and there is not 150 feet along there.

Mr. Scott Harper said with the Fire Company comments he is not comfortable approving this tonight till it is all squared away and everyone is on the same page. The biggest concern is the access for the fire companies. Mr. Scott Harper said I want to help you and I want to get this through as quickly as possible but I want to make sure it is done right and at this time I do not feel that it is. I want to make sure that all the comments need to take care. I will be comfortable having another meeting within the month once all the

items are resolved to review this plan again.

Avon Grove Charter- Land Development Plan

Ms. Donna Archer reviewed the Land Development Plan to the Board. Mr. Connors made a motion to approve the Land Development Plan as presented, seconded by Mr. Pickel and approved by a vote of 4-0.

IX. EXTENSIONS

ACTION:

Estates of London Grove- April 25, 2017

No action was needed as the plan was approved tonight.

NON-ACTION:

Needham Farms- June 29, 2017

Coventry Reserves- June 1, 2017

SECCRA- June 4, 2017

Avon Grove Charter- July 11, 2017

Hudson Bay, 431 W. Baltimore Pike- June 14, 2017

X. PUBLIC COMMENT: (NON-ACTION ITEMS)

No comment.

ADJOURNMENT

A motion was made by Mr. Pickel to adjourn the meeting at 7:55 p.m., seconded by Mr. Connors and approved by a vote of 4-0.

Respectfully submitted,

Dawn Maciejczyk
Township Secretary