

UWCHLAN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF REGULAR MEETING
AUGUST 8, 2016

The meeting was called to order at 7:30 p.m. by Chairman Joseph E. Toner and the Pledge of Allegiance was recited.

Present: Supervisors: Joseph E. Toner and Milton H. Bozarth; Township Manager Doug Hanley; Building Inspector/Zoning Officer Tom Cooke; Assistant Zoning Officer Tara Caputo; Township Secretary Katie Churchill; Township Treasurer Susan Bernhard; Fire Marshal Mike Holmes; Officer-in-Charge Scott Alexander; Sergeant Tom Fortmann and Special Counsel Tom Oeste.

Absent: Supervisor Frederick W. Gaines

Mr. Toner noted that Mr. Gaines' absence is due to surgery and recuperation. He also stated that there have been 2 deaths in the Township family; Dorothy Foster, long time resident and "keeper" of the LYA fields on Devon Dr. and Woody Sorenson, long time employee of the Township.

Minutes: *Mr. Bozarth made a motion to approve the minutes of July 11, 2016 and Mr. Toner seconded. Mr. Toner asked for public comment. There being none, the motion was carried unanimously.*

REPORTS:

Police: Officer-in-Charge Alexander reported that there were 105 traffic citations issued, 15 criminal arrests and 32 traffic accidents during the month of July.

Treasurer: Ms. Bernhard has submitted her report for the month of July. The following is a list of revenues and expenses:

<u>Fund</u>	<u>Revenues</u>	<u>Expenses</u>
General	\$407,446.57	\$1,015,141.43
Capital Improvement	.35	121,023.82
State Liquid Fuel	187.09	207,074.36
Sewer	323,389.23	287,238.92

To date, the Township has collected approximately 57.5% of its budgeted revenues and spent about 61% of its budgeted expenditures.

Public Works: Mr. Hanley reported that for the month of July the Public Works Department milled and repaired areas on Woodland Dr., Benning Ln., Rosetree Dr., Cheshire Ct, Norwood Rd., Susan Dr., Creekside Dr. and Bridle Ln.; removed stumps and rough graded area for the Memorial on Township property; repaired various catch basins and street signs; set up and cleaned up for

Community Day; mowed various right-of-ways; performed weekly meter checks and monthly grease trap checks; and performed general maintenance of vehicles.

He also reported that for the month of July the daily average flow to Downingtown was approximately 1.36 million gpd and there were no new sewer connections to DARA or the Eagleview Plant.

The Township has received 5 inches of rain for July with a year-to-date deficit of 1.32 inches.

Fire Marshal: Mr. Holmes reported that for the month of July he responded to 12 fire calls during working hours; spent 15 hours of work time handling Fire Department activity; and reviewed plans for commercial buildings and inspected those under construction.

Lionville Fire Co.: Mr. Holmes reported that the Fire Company answered 55 alarms during the month of July, 27 of which were in Uwchlan Township.

Uwchlan Ambulance Corps: Mr. Baxter reported that the Ambulance Corps responded to 288 calls during the month of July, 86 of which were in Uwchlan Township.

Mr. Bozarth made a motion to accept the Reports as presented and Mr. Toner seconded. Mr. Toner asked for public comment. There being none, the motion was carried unanimously.

BUSINESS:

Eagleview Wastewater Treatment Plant: Act 537 Plan Revision

Mr. Hanley reported that an Act 537 Plan Revision pertaining to the Eagleview Wastewater Treatment Plant and its tributary sanitary sewer system has been prepared and will be submitted to the County Planning Commission and County Health Department for their review.

The Township has evaluated whether to continue municipal authority ownership with Township operation of the treatment plant, sell the treatment plant and sewer system to a third party or close the treatment plant and divert the wastewater to the Downingtown Area Regional Authority treatment facility. After full evaluation, the Township has elected to sell the Treatment plant and sewer system to a third party.

The Board members gave their "OK" to submit the revision for reviews.

392 Dowlin Forge Rd.: Sketch/Final Plan Submission

The Township took control of this property through Conservatorship as a result of the Owner's abandonment and lack of concern for the upkeep of the property. The house has been demolished and in order for the Township to recoup their losses, the land was appraised and the Township is moving forward with a subdivision plan. The plan shows 2 lots, approximately 22,000 s.f. each with public water and sewer. A Zoning Hearing has been scheduled for August 17th to request variances for reduced lot sizes and widths.

The plan will be forwarded to the County Planning Commission for their review.

Hankin – 405 Eagleview Blvd.: Cell Tower Conditional Use Decision

The Decision & Order has been drafted that would authorize the Hankin Group to construct one monopole wireless support structure with a maximum height of 150 feet with interior antennas only on a property located at 405 Eagleview Blvd. The Conditions are listed below but are not limited to:

1. The monopole shall be white or off-white in color and located in the Northeast corner of the Property.
2. The monopole shall not be illuminated in any manner, unless local conditions require a light at the top of the monopole for aviation safety and a light is authorized by Federal Aviation Administration or other applicable regulations.
3. As provided in Zoning Ordinance Section 620.3.i., all accessory equipment not located inside the monopole shall be located underground, unless the Applicant demonstrates to the satisfaction of the Township Engineer that the equipment cannot be located underground.
4. The cell tower area shall be enclosed with a security fence. If vandalism or theft occurs at the Facility, the Applicant shall install a closed-loop video surveillance system approved by the Township Police Department.
5. The landscaping drawing marked as Exhibit A-6 is not approved by this Decision and Order. A landscaping plan shall be submitted for Township review and approval with the Land Development Plan.
6. Except to the extent inconsistent with the testimony and exhibits presented at the Hearing, a specific Condition of this Decision and Order, or the Opinion and Order of the Uwchlan Township Zoning Hearing Board referenced in Condition #13 herein below, the Applicant and the Facility shall comply with all the requirements and regulations of Zoning Ordinance Sections 265 – 620.1, 620.2 and 620.3.
7. Without limiting the scope of Condition #9 herein above, the monopole shall be designed, constructed, maintained and repaired to withstand 100 mph sustained winds with a uniform loading of 50 lbs., and short duration gusts of up to 150 mph. A qualified independent engineer shall certify compliance with this Condition #10 in the design and construction of the monopole.
8. The monopole shall be designed, constructed and maintained to prevent climbing.

Mr. Bozarth made a motion to approve the Conditional Use Decision & Order for 405 Eagleview Blvd. as outlined and Mr. Toner seconded. Mr. Toner asked for public comment. There being none, the motion was carried unanimously.

Hankin – Springhill Suites – 730 E. Eagleview Blvd.: Preliminary/Final Land Development Plan (Resolution No. 2016-11)

Ms. Caputo presented for the Hankin Group the Preliminary/Final Land Development Plan for a 5-story, 15,540 s.f. per floor hotel with 123 rooms on the Eagleview Crossing property next to the Hilton Garden Inn.

The Applicant has received review letters from E.B. Walsh dated August 1, 2016; Burns Engineering dated July 29, 2016; Stubbe Consulting dated July 25, 2016; Tom Brown dated July 20, 2016; and Uwchlan Township Police dated July 25, 2016; all of which the Applicant has agreed to comply and will provide a revised set for signing.

Mr. Bozarth made a motion to approve the Preliminary/Final Land Development Plan subject to all of the comments in the above noted review letters. Motion also adopts Resolution No. 2016-11, memorializing same. Mr. Toner seconded the motion. Mr. Toner asked for public comment. There being none, the motion was carried unanimously.

ANNOUNCEMENTS:

1. 08/11 – Historical Commission – 7:30 p.m. - Cadwalader House
2. 08/17 – Zoning Hearing Board – 7:00 p.m. - 392 Dowlin Forge Rd.
3. 09/07 – Planning Commission – 7:30 p.m.
4. 09/08 – Historical Commission – 7:30 p.m. - Cadwalader House
5. 09/12 – Park & Recreation – 7:30 p.m.
6. 09/12 – Board of Supervisors – 7:30 p.m.

Mr. Toner thanked Bob Hankin for the Hankin Group's contribution toward the Veterans' Memorial currently being built on Township property.

OPEN TO THE PUBLIC FOR QUESTIONS AND COMMENTS

1. Three residents from the Foxcroft Development complained that people are constantly running through the 4-way stop located at Woodland Dr. and Rosetree Dr./Blue Ribbon Way intersection. They asked if the stop sign could be illuminated so it can't be missed.

Mr. Toner commented that he doesn't know if that can be done or not. Officer-in-Charge, Scott Alexander, agreed to look into the situation and will update the residents.

2. Bob Whitesel, 305 Morris Rd., complained that the stop sign at Morris Rd. and Concord Ave. is not observed, as well as the traffic light at Route 100 and Rutgers Dr. Mr. Toner stated that the Police Department try to stay ahead of this, although it is not an easy task.

Mr. Whitesel asked if there is anything that the Township can do to alleviate the deer population, which is becoming a real nuisance in the Marchwood development. Mr. Toner

stated that there are just as many people that “want” the deer as those that would like to see them disappear. Township officials are caught in the middle.

There being no other business, Mr. Bozarth made a motion to adjourn the meeting at 8:00 p.m. Mr. Toner seconded and the motion was carried unanimously.

Respectfully submitted,

Katie Churchill
Township Secretary

/jc