

UWCHLAN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF REGULAR MEETING
April 11, 2022

Due to the Covid-19 pandemic, this meeting was held hybrid. Questions and comments from the public will be taken during the public comment portion of the meeting.

The meeting was called to order at 7:30 p.m. by Chairperson Mayme Baumann.

Present: Supervisors: Mayme Baumann, Laura Obenski and Bill Miller (Via Zoom); Township Manager Scott Greenly; Assistant Township Manager/Secretary Katie Churchill; Building & Zoning Official Tara Giordano; Township Treasurer Sue Bernhard; Police Chief Scott Alexander; Fire Marshal Mike Holmes and Township Solicitor Mark Freed.

Mrs. Obenski made a motion to approve the minutes of the March 14, 2022, meeting and Mr. Miller seconded. Mrs. Baumann asked for public comment, there being none, the motion was carried unanimously.

Reports:

Police: Chief Alexander reported that for the month of March 1,023 entries were documented into the call reporting system. The department issued 82 traffic citations, 34 traffic accidents, and made 6 arrests. Two commercial vehicle inspections were performed during normal workdays resulting in numerous violations.

Treasurer: Ms. Bernhard reported that in the month of March Township has collected just over 24% of its budgeted revenues for the year and spent just under 24% of its budgeted expenses.

Public Works: Mr. Greenly reported that for the month of March the daily average flow was 1.39 million gallons per day. There was no new connection to the Dara or Eagleview treatment plants.

The Public Works Department responded to 143 PA One Calls. Removed debris from under the guiderail on Nancy Jane Lane at Taylor Rd, cleaned out the stand-pipe at the Filman Rd detention pond and took inventory of signs and posts needed at major intersections.

The department was out to salt roadways on March 12 and were out to plow roadways on March 12 and 13. Reg maintenance and state inspections were conducted.

Fire Marshal: Mr. Holmes reported that during the month of March the Building Department issued 87 permits for construction projects, had 111 inspections and issued 49 use and occupancy certificates. There were 5 fire responses for the month and conducted 19 fire investigation.

Lionville Fire Company: Mr. Holmes, reported that the Fire Company responded to 51 alarms during the month of March. Of those, 21 were in Uwchlan Township, 6 in Upper Uwchlan, 6 in West Pikeland, and 18 in other Townships.

Uwchlan Ambulance Corps: No report was given.

Mrs. Obenski made a motion to accept the reports as given and Mr. Miller seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

BUSINESS:

1. Ratify Letter to County Commissioners Regarding Hammock Inn and Suites

Mr Greenly explained that the Board of Supervisors sent a letter to the County Commisioners concerning the condition of the Hammock Inn and Suites due to the placement of residents due to Ida, covid and various other issues. This will ratify the letter as signed by all Supervisors.

Mrs. Obenski made a motion to ratify letter to County Commissioners regarding Hammock Inn and Suites and Mr. Miller seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

2. Motion to authorize solicitor to prepare and file comments to the Public Utility

Commission’s proposed rulemaking related to the pipeline transport of petroleum products and hazardous liquids. This motion would allow Township Solicitor, Mark Freed to submit public comment on behalf of the Township regarding this issue.

Mrs. Obenski made a motion to Motion to authorize the Solicitor to prepare and file comments to the Public Utility Commission’s proposed rulemaking related to the pipeline transport of petroleum products and hazardous liquids and Mr. Miller seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

3. Award BID for Excavator

Mr Greenly explained the Board reviously approved the advertisemnt to bid for excavator and it was placed on Penn Bid. The bid opening was on March 10, 2022 10:00am and Knox Equipment came in as the low bidder at a price of \$111,321.00. The Township is asking for permission to award the bid to Knox Equipment.

Bid results as follows:

**UWCHLAN TOWNSHIP PUBLIC WORKS
8-TON EXCAVATOR
BID RESULTS**

BID OPENING: March 10, 2022
10:00 AM

Description	Unit	Quantity	Knox Equipment Rentals	Iron Source of Delaware	Fole Inc.
1 8-TON EXCAVATOR	LS	1	\$84,806.00	\$96,494.00	\$150,306.00
2 HYDRAULIC THUMB ATTACHMENT	LS	1	\$3,950.00	\$5,628.00	\$8,085.00
3 18" EXCAVATOR BUCKET WITH EXTRA CURL	LS	1	\$1,340.00	\$2,227.00	\$1,612.00
4 24" EXCAVATOR BUCKET WITH EXTRA CURL	LS	1	\$1,475.00	\$2,290.00	\$1,786.00
5 36" EXCAVATOR BUCKET WITH EXTRA CURL	LS	1	\$1,800.00	\$2,586.00	\$2,163.00
6 HYDRAULIC BREAKER (1,000 FT-LB IMPACT ENERGY CLASS)	LS	1	\$10,900.00	\$11,521.00	\$13,111.00
7 HYDRAULIC TILT BUCKET (42" BUCKET WITH SMOOTH BOE)	LS	1	\$6,960.00	\$0.00	\$8,850.00
			\$111,321.00	\$120,686.00	\$195,005.00

Mrs. Obenski made a motion to award the bid for the excavator and Mr. Miller seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

4. Award BID for Township Street Sweeping

Tr. Greenly explained that this was a bid to preform the annual street sweeping of the township. The bid opening was on April 7, 2022 at 10:00am and Reilly Sweeping came in as

the low bidder at a price of \$17,220.00. The Township is asking for permission to award the bid to Reilly Sweeping.

Bid results as follows:

2022 UWCHLAN TOWNSHIP STREET SWEEPING PROGRAM BID RESULTS			BID OPENING: April 7, 2022 10:00 AM	
Description	Unit	Quantity	Reilly Sweeping, LLC (PA) dba SCA Sweeping of Pennsylvania	R&S Sweeping Co, LLC
1 Street Sweeping	Mileage	82	\$17,220.00	\$24,499.96
			\$17,220.00	\$24,499.96

Mrs. Obenski made a motion to Award BID for Township Street Sweeping and Mr. Miller seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

5. Lionville Elementary School – Request for Waiver of Permit Fee

Mrs. Giordano explained that the Lionville Elementary Home and School is requesting a waiver of the permit fee of \$749.50 for the instalation of a pavillion. This pavillion was purchased by the HSA and is intended for use by the students a an outdoor classroom.

Mrs. Obenski made a motion to grant the request of Lionville Elementary School to waive the permit fee for the instalation of a pavillion purchased by the HSA and Mr. Miller seconded. Mrs. Baumann asked for public comment. There being none, the motion was carried unanimously.

6. Gray Farm – 1025 Worthington Road – Consideration of Waiver Request and Preliminary Land Development Plan Approval

Alyson Zarro, Attorney for the Applicant spoke on behalf of Worthington Partners, explaining that the Preliminary Subdivison and Land Development Plan has been discussed and reviewed over the pas ttwo years. The proposed plan includes 73 single family detached units on individual lots with open space, sidewalks and turn lanes on Worthington Rd. The Appliacant received approval from DEP for the Act2 Cleanup Plan as well as NPDES approval, and the Applicant has been working with DEP regarding the proposed cleanup of the site. Worthington Partners is requesting a partial waiver regarding sections 511 and 406.1.h.6 pertaining to the proposed timeline for cleanup of the site.

On February 23, 2022 the applicant submitted a 9 step remediation proposal with responses to the Township Consultants review letters and modification request letter. The Applicant has appeared before the Planning Commission numerous times, on April 6, 2022, the Planning Commission recommended the plan for approval of the preliminary plan and partial waiver request.

Mr. Freed clarified the exact request of Worthington Partners as well as the conditions that could be placed along with the approval.

Mr. Miller made a motion to grant the waiver as outlined by Township Solicitor Mark Freed and the land development and subdivision preliminary plan approval. No second was made. The motion failed for lack of a second.

Mrs. Obenski mad a motion to deny the waiver request for the application of the preliminary land development and subdivision of Gray Farm, Mrs. Baumann seconded. Mrs. Bauman asked for public comment.

Board comment:

Mr. Miller explained that he thoroughly reviewed of all documents, meeting minutes, comments from Township consultants, Township staff and residents. Mr. Miller expressed the concerns of the contamination of the site and the need for remediation regardless of development to ensure the health and safety of the community. Mr. Miller noted that the conditions in the failed motion provided a more effective assurance than rejecting the modification.

Mrs. Baumann explained that she disagrees with Mr. Millers stance in that the land can still be remediated in compliance with the Ordinance as written. This means that the remediation would occur before any plan for development of the property.

Mrs. Obenski noted that the land being remediated is ultimately the goal, however the health and safety of residents and future residents are most important.

Public Comment:

Alexa Manning, volunteer of the EAC, read a statement she had prepared.

Bridget Delaney expressed appreciation to the Board and reiterated the high level of importance of the health and safety concerns of residents. She raised concerns about the builder and transparency as well as concerns with the disturbance to the pipeline.

Ann Klines expressed the concerns of Uwchlan, and its residents are the ultimate concern of the Board and appreciates the effort and concern of the board.

Ben Greisler expressed the appreciation to the Board for their efforts in responsible development of this property.

John Zapporato expressed that the tree count and preservations of the woodlands be appropriately followed.

Margret Quinn asked about the homes once built, will they have sump pumps and walkout basements.

Timothy Delaney expressed his concern for disturbance of the land.

Robert Collins expressed concern for the amount greenspace.

Alyson Zarro asked if there was anything that they could further address the concerns of the majority of Board about development sequence of the property.

Mr. Kessler of Worthington Partners expressed his desire to have the issue table this and request an extension to continue discussions with the Board and residents for clarification and a further plan of action.

Bill Burke on behalf of the Gray family, he explained that the only way for this remediation to happen is for the waiver to be granted and the Gray family cannot do this on their own.

Kathleen McCormick expressed her appreciation of the Board for not granting the waiver and the importance placed on public health and safety.

After Board and public comment, the motion was voted on the motion to deny the waiver request and deny the Preliminary Land Development Plan was carried unanimously.

ANNOUNCEMENTS: *All meetings will be at the Township building unless otherwise noted*

1. 04/14 - Historical Commission – 7:30 pm – Cadwalader House
2. 04/15 – Uwchlan Township Industrial Development Authority – 9:00 am
3. 04/19 – Community Day Committee – 7:00 pm
4. 04/20 – Zoning Hearing Board – 7:00 pm – Decisions – 401 Valley Hill Rd & 854 Tremont Dr
5. 04/21 – Environmental Advisory Council Workshop Meeting – 7:00 pm
6. 05/02 – Park & Recreation Committee – 7:30 pm
7. 05/04 – Planning Commission – 7:30 pm
8. 05/09 – Board of Supervisors – 7:30 pm

PUBLIC QUESTIONS AND COMMENTS

Bill McLaughlin expressed concern about Byers Rd, although a state road he asked that the Township reach out to PennDOT about the condition of the road. He asked about the DASD property.

Alexa Manning Tuesday April 19th the EAC is hosting a cleanup for Earth Month.

Margaret Quinn asked that if and when the Gray Farm property is being worked on that the Township keep open communication with the residents.

Dennis Martin of the Planning Commission explained that the Planning Commission after much consideration and research did recommend that the waivers for Gray Farm be granted as well as the Preliminary Land Development Plan.

There being no other business Mrs. Baumann made a motion to adjourn at 9:03 p.m., Mrs. Obenski seconded, and the motion was carried.

Respectfully submitted,

Kate Gillen