

**East Pikeland Township  
Board of Supervisors Meeting  
November 10, 2015**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, November 10, 2015 at the Township Building, 1158 Rapps Dam Road, Kimberton. Present were Chairman Ron Graham, Vice Chairman Rusty Strauss, Supervisor Ben Campbell and Township Manager Kim Moretti.

Mr. Graham called the meeting to order at 7:00 p.m.

**Minutes**

Mr. Campbell made a MOTION to approve the October 6, 2015 meeting minutes. Mr. Strauss seconded the motion and the minutes were unanimously approved.

**Correspondence**

Mrs. Moretti reported that a letter was received from Walter and Susan Connell regarding their property on Prizer Road. Mr. Connell was present at the meeting and stated that he would like to see more movement on the walkable Kimberton project and would like his property included in village improvements. Rusty Strauss responded that the Planning Commission is working on a Kimberton Village zoning project that will include traffic calming and walkability. Mr. Connell is welcome to participate in the public workshops. Mr. Connell responded that he would like to see the township make more effort in beautification of the village and that he is willing to volunteer towards those efforts. Mrs. Moretti responded that she will speak to the Park & Rec Board about his ideas.

**Department Reports**

Township Manager – Mrs. Moretti reported that she has completed the draft budget for 2016 that will be considered by the Board in December. Copies of the budget were available for the public. She also reported that \$600,000 in budget surplus was transferred to the Capital Reserve Fund for 2015. She shared that the township has been recognized in a statewide magazine (Township News) for historic preservation efforts. Mrs. Moretti met with the Act 209 transportation study committee. She explained that the committee includes township consultants and volunteers who will provide input on specific intersections to study and plan for future improvements. Funding for those improvements will be paid for with fees from developers. She is also working with the traffic engineer on a sidewalk project for which she will apply for two grants. In October the township settled on a 1.5 acre parcel of open space adjacent to Kimberton Park. Lastly, she announced that the Hares Hill Road bridge will not be closed for repairs in the near future until PennDOT finds a funding source.

Public Works – Al Cushman's report was posted for review.

Police Department – Chief Franciscus reported statistics for the month of October 2015: police responded to 242 calls including: 1 burglary, 1 drug arrest, 1 DUI, 6 misdemeanor/felony arrests, issued 45 traffic citations, and responded to 11 accidents. Officers participated in training activities such as court room testimony, police report writing, sexual abuse and active school shooting. Chief

Franciscus introduced a new student intern from Phoenixville Area High School, Megan Olson. Lastly, Chief Franciscus stressed the importance of carbon monoxide alarms and shared an incident where a family was recently saved because their alarm went off alerting them of an unsafe carbon monoxide level in their home.

Planning Commission – John Colarusso reported that the Planning Commission is working on a Kimberton Village zoning project. They held a public forum with 42 attendees that offered good input into the planning. The Planning Commission received an update on the Cutler project at their October meeting. Groundbreaking for the Longview project should happen soon. No other new projects are under review at this time.

Historical Commission – Jim Garrison reported that the Historical Commission is soliciting new volunteers. They have discussed future plans for Snyder’s Mill and the Continental Powder Works, such as projecting the mill as an artifact and creating a plan for protecting the archeological dig site until they determine the next step in studying and preserving the Continental Powder Works. The township is awaiting word on acceptance of the site on the National Register. There is hope to make this site part of the county Patriot’s Path project. Jim reported that he attended the Kimberton Village public forum and was encouraged by the discussion. There are federal tax benefits available for restoration projects in the Historic District.

### **Old Business**

Mr. Strauss made a MOTION, seconded by Mr. Campbell, to approve Escrow Release No. 26 for the Kimberton Meadows Subdivision in the amount of \$142,936.50, as recommended by the township engineer, and additionally \$32,017.55 being released directly to the Township from Administration and Inspection and \$18,607.89 being released directly to the Township from Contingencies, as well as a reduction in the Contingencies Fund to \$125,000.

Homeowner Justin Fortesque asked if there will be sufficient escrow remaining to perform the rest of the work. Ed Latshaw responded that after the release there will be about \$60,000 worth of work left to do with about \$200,000 remaining in escrow. The biggest budget item is landscaping with about \$35,000 left to complete. There is also work to be done on the trail, street lights and some concrete damage to be repaired.

Homeowner Barry Hallman asked if the landscaping work to be completed includes replacement of dead trees. Ed Latshaw responded that it does not. The dead trees to be replaced have been identified in the landscape planner’s letters. Attorney Andrew Bellwoar explained that when the work is complete an 18-month maintenance bond is put in place and the developer will still be responsible for replacing those dead trees.

Mr. Graham asked what the problem is with the street lights. Mrs. Moretti explained that five street lights have been installed, but not yet activated because PECO was having trouble finding the electrical sources on the site. PECO has stated that the lights will be activated on or around November 16.

There being no further questions the motion passed unanimously.

## New Business

Mr. Strauss made a MOTION to authorize the Township Manager to advertise the proposed **2016 Township Budget** for public review. Motion was seconded by Mr. Campbell and passed unanimously.

Mr. Strauss made a MOTION to **appoint Bill LaPorte to the Environmental Advisory Council** with term ending December 31, 2016. Mr. Campbell seconded the motion and it passed unanimously.

Mr. Campbell made a MOTION to appoint **Kehl Rothermel to the Historical Commission** with a term ending December 31, 2018. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Campbell made a MOTION to appoint Theresa Woodman and Martin Sheehan to the **Act 209 Transportation Advisory Committee**. Motion was seconded by Mr. Strauss and passed unanimously.

Mr. Campbell made a MOTION to grant a **waiver of Section 308.H.2** from the Subdivision Land Development Ordinance for **136 Hunt Lane** in conjunction with construction of a new home in order to waive the requirement for seepage bed setback from a well. Mr. Strauss seconded the motion and it pass unanimously.

Mr. Campbell made a MOTION to adopt **RESOLUTION 2015-19**, authorizing an Act 537 Plan amendment through submission of a Sewage Facilities Planning Module for the Cutler Subdivision. Motion was seconded by Mr. Strauss and passed unanimously.

Mr. Campbell made a MOTION to adopt **RESOLUTION 2015-20**, authorizing the condemnation of certain properties for public road improvements. Motion was seconded by Mr. Strauss and passed unanimously. Mrs. Moretti explained that the condemnation is of a property at the intersection of Route 23 and 724 in order to construct a new signalized intersection.

## Public Comment

Barbara Quinter provided a verbal history on the Mowere/Gow farm on Mowere Road. Her family had owned the property for several generations and she is disturbed to hear that it will be demolished as part of a development. She understands that an historic evaluation of the property determined that the property has no historic significance, but she would still like to see it saved. She asked that the township take more time to consider the historic value of the property, to document the history and consider renovating it.

Jon Gayl further commented that the property was discussed by the Historical Commission and the conclusion was that Jim Garrison was to reach out to Cutler to encourage them to sell the property or preserve the house. Jon further commented that when the township is involved in settlement discussions with developers that the normal review process is bypassed and issues such as historic preservation are ignored.

Mr. Graham explained that the Cutler Subdivision was not approved through the normal process since it was a land use appeal, however Planning Commission members were involved in settlement discussions. He agreed that it would make sense to also involve the Historical Commission in future settlement discussions, should that ever be necessary.

Jim Garrison responded that the time to preserve the house seems to be past and decay has accelerated over the last 10 years that the home has been vacant. He stated that he had conducted a site visit of the property and that it would be very difficult to restore. He reminded Ms. Quinter that the township cannot compel the owner or developer to preserve the home.

Mr. Graham suggested that consideration be given to retaining something minimal on the property to recognize its history. He asked Mr. Garrison to work with Ms. Quinter to discuss options.

Ed Latshaw pointed out that the Cutler plans show this property will include a sewer line and a stormwater facility.

Mr. Strauss congratulated newly re-elected Phoenixville School Board member, Ken Butera, who was in the audience. Ken then gave a brief update on the new school project off of Pothouse Road. The school is scheduled to open by fall of 2017. A road widening project at Pothouse Road and Route 29 will begin soon.

#### **Announcements**

Mr. Graham announced that the Board of Supervisors had recently met to discuss police contract negotiations and personnel issues.

There being no further business, the meeting was adjourned at 7:55pm.

Submitted by,  
*Kimberly Moretti, Township Manager*