

**East Pikeland Township
Board of Supervisors Meeting
February 2, 2016**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, February 2, 2016 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.

Presentations

Jerry Miller, Chairman of the Park & Recreation Board announced the winners of the French Creek Trail Photo Contest and presented the top three with a prize. He stated that over 100 photos had been submitted by 29 residents. All photos submitted were displayed in the meeting room. Winners were: Mike Porchik (1), Jackie Payton (2) and Kristin Dempsey (3).

Vicki Laubach of the Green Valleys Association (GVA) provided a status update on the GVA request to DEP to upgrade the designation of the Pickering Creek from High Quality (HQ) to Exceptional Value (EV). The application was first made in 2005 and since then the creek has been negatively impacted by development; however DEP is recommending that the designation remain at HQ. Vicki will keep the township updated on their continued effort to make this change.

Minutes

Mr. Campbell made a MOTION to approve the January 4, 2016 Reorganization meeting minutes, the January 5, 2016 Board of Supervisors meeting minutes and the January 13 Board of Supervisors special meeting minutes. Mr. Strauss seconded the motion and the minutes were unanimously approved.

Department Reports

Township Manager – Mrs. Moretti reported that during the month of January she completed and submitted required State reports; met with the appointed auditor in preparation for the 2015 financial report; attended a FEMA floodplain mapping training program; and interacted with PennDOT on installation of “headache” bars at the Rapps Dam Covered Bridge. The township is studying the possibility of banning trucks from Rapps Dam Road in order to avoid additional accidents at the bridge. She announced that the township will receive a \$88,250 grant from DCNR to construct an amphitheater in Kimberton Park. Lastly, she recognized the passing of two active community members – Ed Lyng, owner of the Kimberton Grange with his wife Sharon; and Karen Griffin, a long-time volunteer of the Kimberton Fire Co.

Public Works – Al Cushman reported that the Public Works crew has recycled 450 Christmas trees to date. The crew responded to several weather related events in January, the biggest being the blizzard of January 22-24. Residents in the audience thanked the Public Works Crew and Police

Department for their efforts during the storm. Supervisor Campbell commended the Public Works crew for the great job they did.

Police Department – Chief Franciscus provided 2015 year-end statistics: Officers responded to 2525 calls, which is a 9% increase over 2014; however crimes decreased in all categories for the year. There were no serious crimes, such as rape or murder in 2015. The clearance rate for crime in the township is 58%, which is above the county average. The number of car accidents increased in 2015. Chief Franciscus reported that the County has purchased a new portable radio system that is working well.

Resident Chris Meszaros asked if the accidents are higher at specific intersections. Chief responded that the Department patrols intersections where accidents are high in order to determine if there are any specific factors; but mostly the accidents are due to speeding, icy conditions and deer avoidance. Surprisingly, there have not been a lot of accidents due to cell phone usage or texting.

Chris Meszaros asked how many DUIs were issued in 2015 – Chief responded that there were 16 DUI arrests in 2015, as opposed to 21 in 2014.

Park & Recreation Report – Jerry Miller, Chairman of Park & Recreation Board, reported that the committee met in January to discuss projects and events for the year. The spring French Creek Trail clean-up has been scheduled for March 5 and the Easter Egg Hunt at Kimberton Park will be March 19th. The Board is working with a local Boy Scout who will blaze the last section of the French Creek Trail leading out to Township Line Road as his Eagle Scout project.

Open Space Report – John Schott reported that since the last committee report the township had settled on a parcel of land adjacent to Kimberton Park and is nearing settlement on a property along the French Creek in order to finish the trail extension. The township solicitor had presented an offer on the Piazza property and that is still under negotiation. The committee is next meeting to discuss a property on Merlin Road. Lee Johnson on the committee is currently updating the list of properties that are already under a conservation easement or are being considered by the township.

Subdivision/Land Development

Attorney Richard McBride gave a presentation on the proposed **Cutler Subdivision**, which was the subject of a land use appeal and settlement agreement in 2005. In 2014 the settlement agreement was amended. Mr. McBride provided an explanation of the history and location of the project. He provided detail on the 168 single family homes and 164 age-restricted homes that are proposed. Access to the site will be via the PennDOT right-of-way historically known as the 422 Spur. The right-of-way will be constructed as a boulevard access road and will include a new signalized intersection at Route 23 and 724. There will be a pedestrian trail along the length of the boulevard and trail easements for the township to extend the public trail.

The plans are close to approval and Mr. McBride explained to the Board that he will be returning for the March Supervisors meeting to seek plan approval. He further stated that outstanding issues are being resolved with the township engineer and the applicant will comply.

Brett Obara asked if the boulevard will be landscaped. Mr. McBride responded that the median will include grass with stormwater rain gardens with a landscaping plan included along the sides of the boulevard.

Brett Obara asked who the developer of the project will be. Mr. McBride responded that Cutler is responsible to the township for all approval; however Toll Brothers will likely be the builder.

Carolyn Thompson asked how many residents will be added once the project is complete. It was calculated at over 700 with the mix of housing units. Mr. McBride pointed out that the age-restricted homes will not impact the school population, but will add to the tax basis.

Tom Hickey asked if any modifications would be made to Township Line Road where the boulevard will end. Mr. McBride responded that Phoenixville Borough will extend the boulevard as part of their “Northern Relief Route” project across the north side of the Borough under PennDOT’s guidance.

Barbara Quinter asked whether the historic house and barn on Mowere Road would be preserved. Mr. McBride responded that the Historical Commission has presented them with three options and they await guidance from the Supervisors on which option the township wants. Cutler wants to avoid making the property an attractive nuisance. They are willing to deed the property over to the township to own and maintain. In the meantime, the Historical Commission is free to document the property and if they find a user of the barn materials, they are welcome to have them.

Dennis Ray asked if there is any projection on when construction will begin and Mr. McBride responded that they are seeking approval from the township in March and need to wrap up legal agreements and various permits. He estimates work to begin this summer. The boulevard construction will take place in the first phase and take about one year. The settlement stipulation states that no homes can be occupied until the boulevard is completed.

Old Business

Mr. Campbell made a MOTION to rescind Resolution 2015-13 that provided final plan approval for the Gappa Subdivision. Mr. Strauss seconded the motion and it was unanimously approved.

Mr. Campbell made a MOTION to approve the following waivers from the Subdivision/Land Development Ordinance for the Gappa Subdivision:

- a. Section 309 to defer execution of a development improvement agreement until issuance of building permits on a lot by lot basis.
- b. Section 310 to defer posting of financial security for on-site improvements until issuance of building permits on a lot by lot basis.

Mr. Strauss seconded the motion and it was unanimously approved.

Mr. Campbell made a MOTION to approve **RESOLUTION 2016-05**, granting approval for a *revised* Gappa Subdivision Final Plan. Mr. Strauss seconded the motion and it was unanimously approved.

Mr. Strauss made a MOTION to approve **RESOLUTION 2016-06**, approving a Land Use Assumptions Report, as prepared for the **Act 209 Transportation Study**, dated December 22, 2015. Mr. Campbell seconded the motion and it passed unanimously.

Mr. Strauss made a MOTION to accept the resignation of Frank Giardina from the Open Space Committee. Mr. Campbell seconded the motion it was unanimously approved, with regret. Mr. Strauss stated that Mr. Giardina's service dates back to the original open space committee that met to consider the open space referendum in 2006.

New Business

Mr. Strauss made a MOTION to authorize an appraisal for parcels 26-2-160 and 26-2-161 on Prizer Road for consideration of purchase by the township; subject to information on the sale price from the property owner. Mr. Campbell seconded the motion and it passed unanimously. Doug Fitzsimons asked which property this was. Mr. Graham responded that it is the old foundry property owned by Walt Connell and that it may have potential as a public parking area in the Village, however this is a preliminary inquiry.

Public Comment

Carolyn Thompson asked about the status of the Piazza property. Solicitor Lincke responded that an offer had been made to the owner, who presented a counter-proposal. The township is now responding to that proposal. The initial offer was for the appraised value of \$1,150,000. A portion of portions of the property may be retained by the owner, which will impact the value.

Tom Hickey of Kimberton Meadows thanked the Public Works crew for plowing their neighborhood during the storm since the developer who is responsible did not do the job. He stated that the HOA, through their attorney, had made a formal request to the township to hold Benson in default, or alternatively, hold Benson to a hard deadline for completion. Mr. Graham responded that the Board had just received the HOA letter and that they will seek advice from special counsel handling the appeal.

Announcements

None

There being no further business, the meeting was adjourned at 8:20 pm.

Submitted by,
Kimberly Moretti, Township Manager