

**East Pikeland Township
Board of Supervisors Meeting
August 4, 2015**

A public meeting of the Board of Supervisors of East Pikeland Township was held on Tuesday, August 4, 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.

Special Presentation

Two new Eagle Scouts were recognized by the Board for their contribution to the township and community with their Eagle Scout projects. Eli Brown, of Troop 521 in West Norriton, constructed a 4' wide by 72' long boardwalk linking the French Creek Trail with the Continental Powder Works archeological dig site. Aris Poloway, of Troop 158 in Kimberton, constructed a cribbed staircase at Kimberton Park linking the paved walkway with the swing set area of the park. Both scouts were presented with Certificates of Appreciation from the Board.

Minutes

Mr. Campbell made a MOTION to approve the July 7, 2015 meeting minutes. Mr. Strauss seconded the motion and the minutes were unanimously approved.

Department Reports

Township Manager – Kim Moretti announced that she attended a meeting with the contractor hired to restore the Rapps Dam Covered Bridge and they indicated that construction would begin on August 17th and last about 4 weeks. Kim reported that during July she had several meetings with developers and engineers on various projects; researched healthcare options for township personnel; wrote articles for the fall newsletter and worked with the solicitor on open space purchase projects. She announced that the annual Family Movie Night will be held at Kimberton Park on October 3rd and feature “The Wizard of Oz.”

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

Police Department – Chief Franciscus reported statistics for the month of July 2015: police responded to 254 calls, 1 assault, 3 drug arrests, 2 thefts, 1 DUI, 12 misdemeanor/felony arrests, issued 36 traffic citations, and responded to 5 accidents. Officers participated in firearms qualifications and the annual physical fitness evaluation. Chief Franciscus then introduced Officer Ken Smith who has been with the Department for 8 years, serves as the field training officer, the Project Lifesaver coordinator, and is a certified truck inspector.

Phoenixville Regional Planning Committee Update – Rusty Strauss reported that the PRPC has been working to update the Implementation Agreement that directs the organization on how to perform its duties. Each participating municipality will need to adopt the revised agreement. East Pikeland Township has already done so. There are no regional projects currently under review.

Old Business

Mr. Campbell made a MOTION to authorize release of 18-month Maintenance Bond for the Telvil/Hunsberger Subdivision, as recommended by the township engineer. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Campbell made a MOTION to grant Escrow Release No. 10 for Coldstream Crossing Phase 2, in the amount of \$75,824.75, as recommended by the township engineer, conditioned upon \$8,188.74 being released directly to the township for administration and inspection fees. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Campbell made a MOTION to authorize Final Escrow Release for Advance Auto Land Development in the amount of \$59,508.33, as recommended by the township engineer. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Campbell made a MOTION to authorize Escrow Release No. 25 for Kimberton Meadows Subdivision, for landscaping line items totaling \$112,794. Homeowner Association representatives Mike Dimmerling, Justin Fortesque and Debbie Schneider questioned the amount of the release and disagreed with the landscape planner's review of what landscaping has been completed in the subdivision. After discussion with the HOA representatives, Mr. Campbell amended his motion to table the escrow release until the September meeting. Mr. Graham noted that the township had only received the request for an escrow release three business days prior to the meeting (the MPC requires action within 45 days of the request) which did not provide sufficient time for review of the request by the township engineer (LTL) and the homeowner's association. Also, without the landscape architect present to address the concerns raised tonight, and since the Township has time to address the request, it was felt that the request should be addressed at a later date. Mr. Graham suggested that Mr. Theurkauf attend township meetings when specific issues relative to landscaping are proposed on the agenda. Mr. Strauss seconded the motion to table action and it passed unanimously.

New Business

Mr. Campbell made a MOTION to approve **RESOLUTION 2015-11**, authorizing a Certificate of Appropriateness for alterations at 2140 Kimberton Road. MOTION was seconded by Mr. Strauss and passed unanimously.

Mr. Campbell made a MOTION to approve **RESOLUTION 2015-14**, authorizing a Certificate of Appropriateness for alterations at 2233 Kimberton Road. MOTION was seconded by Mr. Strauss and passed unanimously.

Mr. Campbell made a MOTION to approve **RESOLUTION 2015-15**, authorizing the solicitor to prepare an Agreement of Sale for the purchase of open space, specifically parcel 26-3-112, or 1009 Township Line Road. MOTION was seconded by Mr. Strauss and passed unanimously.

Mr. Campbell made a MOTION to **RESOLUTION 2015-16** authorizing the solicitor to prepare an Agreement of Sale for the purchase of open space, specifically parcel 26-2-213, or 2200 Kimberton Road, as subdivided. MOTION was seconded by Mr. Strauss and passed unanimously.

Mr. Campbell made a MOTION to accept resignation of Greg McMahon as an elected auditor due to relocation out of the township. Mr. Strauss seconded the motion and it passed unanimously.

Mr. Graham announced that the Board must fill the vacancy in the auditor position within 30 days and asked if anyone in the audience would be interested. The position will be on the November election ballot, so anyone filling the vacancy would be doing it for a short period of time. There was no interest from the audience.

Subdivision/Land Development

Kimberton Whole Foods

Mr. Strauss made a MOTION to grant the following waivers from the Subdivision and Land Development Ordinance for the Kimberton Whole Foods Land Development project:

1. Section 301.B to combine Preliminary and Final plan submissions
2. Section 304.C.2.j to waive offsite topographical information for 200' from the boundary.
3. Section 304.C.3 to waive requirement for an Existing Resource and Site Analysis Plan.
4. Section 304.C.4 to waive requirement for a Site Context Map.

Mr. Campbell seconded the motion and it passed unanimously.

Mr. Strauss made a MOTION to grant a waiver of the Township Code, Chapter 12, from assessment of a Traffic Impact Fee for the Kimberton Whole Foods Land Development project. Mr. Campbell seconded the motion and it passed unanimously. Mr. Strauss asked about the status of the public improvements for downtown Kimberton and whether Kimberton Whole Foods would be contributing towards those improvements. Mrs. Moretti reported that Ed Latshaw and Ed Theurkauf were working on plans for the village square – including roadway improvements, sidewalks and stormwater management. She added that the Memorandum of Understanding between East Pikeland Township and Kimberton Whole Foods is still valid, specifying a contribution amount from Kimberton Whole Foods.

MOTION to approve **RESOLUTION 2015-12** granting final approval to the Kimberton Whole Foods Land Development Plan. Mr. Campbell seconded the motion and it passed unanimously.

Gappa Subdivision

Mr. Strauss made a MOTION to grant the following waivers from the Subdivision and Land Development Ordinance for the Gappa Subdivision:

1. Section 301.B to combine Preliminary and Final plan submissions
2. Section 304.C.3.e to waive locating existing trees with a caliper of 6" or greater for the entire site or for offsite areas within 500' on the Existing Resource and Site Analysis Plan.
3. Section 304.C.3.1 to waive locating existing utilities within 500'.

4. Section 304.C.7.b(11) to waive locating utilities offsite within 100’.
5. Section 306.A.5.c to waive “during construction” stormwater calculations.
6. Section 306.B.7.e(4) to allow the use of basin outlet storm pipes smaller than 15”.
7. Section 306.B.7.e(5) to substitute basin outlet storm pipe with PVC.
8. Section 402.A.2 to waive side lot lines from being a right angles to the street.

Mr. Campbell seconded the motion and it passed unanimously.

Mr. Strauss made a MOTION to approve **RESOLUTION 2015-13**, granting final approval for the Gappa Subdivision. Mr. Campbell seconded the motion and it passed unanimously.

400 Westside – Longview Development

Mr. Strauss made a MOTION to grant the following waivers from the Subdivision and Land Development Ordinance for the 400 Westside Land Development project:

1. Section 301.B to combine Preliminary and Final plan submissions
2. Section 304.C.2(j) – to waive requirement for 200’ offsite topographical information
3. Section 304.C.3 – to waive requirement for an Existing Resource and Site Analysis Plan
4. Section 304.C.4 – to waive requirement for a Site Context Map
5. Section 306.D.4(b) – to waive requirement for a Utilities Impact Plan
6. Section 306.D.4(c) – to waive requirement for a Fiscal Impact Study
7. Section 306.D.4(d) – to waive requirement for a Well Withdrawal Impact Study
8. Section 306.D.4(e) – to waive requirement a Historic Resource Impact Study
9. Section 309.B.2 – to locate a Stormwater Management System less than 50’ from right of way.
10. Section 405.A – to waive requirement to dedicate a 30’ ROW for the entire Rapps Dam Road frontage
11. Section 1826.2.B – to submit Short Environmental Impact Form in lieu of full report, as approved by the EAC.

Mr. Campbell seconded the motion and it passed unanimously.

Mr. Graham stated that the Board had received the applicant’s request for distribution of funds from the township’s Act 209 Traffic Impact Fund for improvements at the Route 23/Rapps Dam Road intersection. He further stated that the township would not be able to release funds directly to Longview, based upon the advice of the traffic engineer and that they would not make a decision about the funds at this meeting until they have had more time to discuss the matter with the engineer.

Fei Xue, representing Longview Development, informed the Board that they will be spending about \$2.6M in road improvements for the project. She feels the scope of work is excessive for a project of their size, including the “complete street” design that the township would like to see. The Act 209 funds will help to offset those costs. They have submitted an application for a multi-modal grant that could fund up to 70% of the total cost of improvements, but the grant decision will not be made until November. Applicant’s traffic engineer, John Yurick, reminded the Board that the township must spend their Act 209 funds by the end of this year or forfeit them back to the original

developers. John Schott commented that the township traffic engineer should also advise if the township needs to waive the traffic impact fee if the developer will be spending over and above the fee amount in improvements.

Rusty Strauss pointed out that Longview will benefit from the township's LERTA district, which will offset the cost of their project.

Fei gave a short presentation on the project, providing photos of the existing site and architectural renderings of the proposed buildings, site plans, environmental clean-up information, fiscal impact information. The project is proposed to be built in one phase and construction will last about 1^{1/2} years. Fei plans to return to the September Board of Supervisors meeting to seek final plan approval.

Public Comment

Mike Dimmerling said that the Kimberton Meadows builder had posted "no parking" signs in the three cul-de-sacs in the subdivision. He asked for the reason behind this. Mrs. Moretti informed him that it was likely required per the approved plan. Mike asked Chief Franciscus if they enforce those signs and Chief responded that the roads have not been dedicated to the township, so no enforcement will take place at this time.

Carole Thompson of Silver Springs Road commented that the township roads that were repaved this summer look great and added that PennDOT could take some lessons from the township.

There being no further business, the meeting was adjourned at 8:25pm.

Submitted by,
Kimberly Moretti
Township Manager