

EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
Thursday, April 6, 2006
7:30 AM

Those in Attendance:

Jay G. Fischer, Chairman
Hudson L. Voltz, Vice-Chairman
David A. Kirkner, Member
Scott T. Piersol, Township Manager
Mark Kocsi, Chief of Police
Matthew T. VanLew, Roadmaster
Mary Beth Smedley, Secretary/Treasurer

The Board of Supervisors met in Work Session on Thursday, April 6, 2006. There were approximately twelve visitors present

Opening of Meeting

Chairman Fischer opened the Meeting at 7:30 A.M.

Public Comment for Non-Agenda Items

Chairman Fischer asked if there were comments on non-agenda items. Mr. Carl Walker said that he had some thoughts on the Rt. 322/Hopewell/Bondsville Road intersection. He has been talking to Dennis Whitely, who owns the former Guthriesville Service Station, about the possible purchase of the property as open space. He thought that purchase of this property could provide a greenway that would help with the beautification of Guthriesville. Chairman Fischer stated that there will be a presentation on roundabouts directly after the Supervisors meeting. Chairman Fischer stated that if a roundabout was constructed, the greenway would be in the center. Mr. Walker also discussed the possibility of having apartments on the property. Mr. Piersol stated that it would be difficult to meet setbacks from the property line. Other properties would have to be purchased to make this feasible.

According to Mr. Walker, Mr. Whitely said that the underground tanks on the property have been removed, although the company who did this is out of business and Mr. Whitely has no documentation of it being done. Without the appropriate certification the Township has no way of knowing that the tanks were properly removed. There may also be environmental issues related to this site. Additionally, the Supervisors questioned who would be responsible for demolishing the building.

Mr. Walker said that Mr. Whitely has expressed some interest in having discussions about his property, but the Open Space Committee decided to table discussions because they want to see what PennDOT and the Township are planning for the intersection before proceeding. Mr. Walker said he would try to get a plot plan of the property for the Supervisors to review.

NOTICE – Effective April 3, 2006, East Brandywine Township has placed a ban on all outdoor burning until further notice because of extremely dry and windy conditions, done by the order of Township Fire Marshall Scott Piersol.

Resolution 09 of 2006 – Actuarial Findings for the Non-Uniformed Pension Plan for the Year 2006

This Resolution states that the actuarial findings of Conrad M. Siegel, Inc., determined that the East Brandywine Township Non-Uniform Pension fund was adequate for 2006 and deemed it unnecessary to require full-time non-uniformed employees to contribute toward the Non-Uniformed Pension Fund. Chairman Fischer asked if there were comments. There were none. Vice-Chairman Voltz made a motion to adopt Resolution 09 of 2006. Mr. Kirkner seconded the motion, with all voting Aye.

Resolution 10 of 2006 – Naming a Chief Administrative Officer of the Non-Uniformed Pension Plan

This Resolution names Scott T. Piersol as the Chief Administrative Officer of the Non-Uniformed Pension Plan. Chairman Fischer asked if there were comments. There were none. Mr. Kirkner made a motion to adopt Resolution 10 of 2006. Vice-Chairman Voltz seconded the motion, with all voting Aye.

Mobile Home, Zoning and Subdivision Amendments for Consideration April 19th

On April 19, 2006 the Board of Supervisors will consider adopting amendments to the Land Use Code that include mobile home parks, small-scale keeping of livestock, keeping of animals, and continuing care developments.

Center for Resolutions

Mr. Piersol attended the Center for Resolution's award dinner March 30th, along with Mr. Kirkner where the East Brandywine-Wallace Youth Aid Panel was recognized as the 2005 Youth Aid Panel.

Mrs. Karen Elrod, a member of the Youth Aid Panel, and Mr. Piersol discussed the Center for Resolution's desire to have a physical presence in Chester County. The Center is looking for office space since more northern and western Chester County police departments and municipalities are becoming involved with the Center. They discussed the possibility of using some space in the new municipal building. Prior to giving an opinion the Board asked Mr. Piersol to gather more information including how much space would be needed, how often the space would be needed and how security issues would be handled. Mr. Piersol will discuss this with Mrs. Elrod and report back to the Board.

Verizon Cable TV Franchise Agreement

Mr. Piersol provided a letter sent by Solicitor Stacy Fuller to Verizon, stating the Board's position on the outstanding franchise agreement issues. Verizon Solicitor Kristin Yohannan replied that Verizon has reorganized personnel assigned to various projects. Mr. Stan Shuck from Verizon stated that he would introduce Mr. Piersol to the new Verizon franchise agent for the area sometime this week. The Supervisors asked if Mr. Piersol has seen a copy of the Valley

Township Agreement yet. According to Mr. Piersol the Valley Township Supervisors have not all signed their agreement.

Revised Traffic Signal Specifications from McMahon Associates

Matt Kozsuch from McMahon Associates has revised the draft specifications. Mr. Piersol has reviewed the latest draft with Township Traffic Consultant, Andy Heinrich and believes they are ready to be adopted. There were several changes including the installation of generators at West Brandywine Township's request. The Board asked if East Brandywine Township specifications needed to be the same as West Brandywine Township. Mr. Piersol said that there should be consistency with the traffic signals along Rt. 322. He also said that there were costs saving in having the specifications drawn up for two townships, rather than one.

Mr. Kozsuch also provided a sample resolution for adoption, which mentions the adoption of an enabling ordinance. Solicitor Fuller recommends these standards be adopted by ordinance, although there are certain things within the ordinance that can be modified by resolution. She is currently reviewing this subject and will have an answer prior to the April 19th Supervisor's meeting. The Board asked that Chief Kocsi review the specifications prior to adoption.

Chairman Fischer made a motion to authorize advertising and adopt the traffic signal specifications. Vice-Chairman Voltz seconded the motion, with all voting Aye.

Wawa

The Board of Supervisors has received a letter from Joseph Brion, attorney for the Wawa Development requesting "an extension of time in accordance with Section 508 of the Pennsylvania Municipalities Planning Code with regard to the language which states "substantially complete the required improvements as depicted upon the plats within a five year time limit. The Pennsylvania Municipalities Planning Code permits that an extension be granted by the governing body from Article 508 (4)(iv) and would request the extension for a period of three years from December 19, 2006 up to and including December 19, 2009". This letter is being reviewed by Township Solicitor, Stacey Fuller to determine if this extension is needed. The Board would like an opinion from the Planning Commission regarding this extension. Mr. Piersol will ask Mr. Brion to attend the May Planning Commission meeting.

Historic Commission Chairman, John Black, is requesting to use Yerkes Associates for plan review of the existing site plan and Wawa's contention that they cannot move the building location due to regulations pertaining to fuel tank separation distances, etc. Mr. Black has requested approval for between three and ten hours for the review. The Supervisors are concerned that it would be difficult to put a time-frame on how long it would take Yerkes to do this review. In addition, they feel that the applicant should bear the costs of the review, not the Township. If Wawa is willing to pay the engineering fees for the review, the Supervisors will authorize Yerkes to conduct this review.

K. Hovnanian Plan Submission

We have received plans from Taylor, Wiseman and Taylor for review. Yerkes Associates will review the plan on behalf of the Settlement Committee and once this is complete, Mrs. Smedley will schedule the next meeting with members of the Township settlement group to discuss the plans, then meet with representatives of K. Hovnanian.

Board of Assessment Appeals Hearing

Mr. Piersol appeared before the Assessment Appeals Board on April 5th. He expects to receive notice in about a month on their decision. They spent significant time discussing the next two Community Park phases. Mr. Piersol indicated we currently are working on plans to bid and construct ball fields and other recreation areas on this additional recreation ground. Mr. Pownall Jones indicated that our 2001 request was declined as we had not changed the use of the property. Mr. Piersol thought he might be making the same comment about this parcel because the Township has yet to construct any improvements to the site, and the property still lies fallow. Mr. Piersol's letter to the Appeals Board explained the grants we have received to fund the construction, and other important points. He is not certain what will be their course of action.

Code Official's Discussion

Mr. Piersol provided information regarding the potential hiring of a Codes Official for the Board to review.

Bondsville Mill

The Board of Supervisors would like to form a committee to help with the Bondsville Mill project on Bondsville Road. This 25 acre parcel along the Beaver Creek, a high quality stream, has an old mill and two bridges on the property. The Board would like to have representatives of the Planning Commission, Park and Recreation Board, Historic Commission and Open Space Committee work on several issues:

1. What would we like to see happen to the property? The Board envisions a passive recreation park with a trail and picnic tables. There may be a possibility of a trail interconnection with Caln Township.
2. The old mill needs to be cleaned up as well as repair to the stream's riparian corridor. A phase I environmental study has been done, but likely a phase II study will need to be done also.
3. The bridges need to be secured.
4. A lot of the mill may need to be demolished, but the Township would like to stabilize any ruins that can be saved.
5. We will need to look into grants to accomplish all of this.

Mr. Piersol and Mrs. Smedley will work on forming the Committee.

Sunoco Convenience Store Proposed Site Development Plan Modifications to Canopy and Parking Lot

Sunoco submitted a request to Mr. Piersol regarding a change to the canopy over the fuel island, which Mr. Giannantonio reviewed. At their meeting last night, the Planning Commission voted to recommend to the Supervisors that the Township not approve any changes which amend the approved final plan unless Sunoco appears before the Planning Commission to discuss these changes.

The plans propose modifications to the fueling area canopy, fuel pumps, underground fuel storage tanks, seven parking spaces, sidewalk and grading to the northeast side of the site. The fueling area canopy is lengthened approximately six feet and the two northerly sets of fuel pumps have been shifted northeast. The set of fuel pumps closest to Horseshoe Pike is in the same location as originally approved. The underground fuel tanks have been enlarged and extended underground toward the south. The seven parking spaces and sidewalk on the northern boundary of the site have been shifted approximately five feet toward the northern property line. The dividing island to the west of those seven spaces has been modified somewhat and minor grading modifications have been made.

Additional Public Comment

Chairman Fischer asked if there were additional comments from the audience. There were none.

Roundabout Presentation

Ms. Dee Durham from the S.A.V.E., Inc. group discussed the use of roundabouts, particularly related to the Rt. 322/Hopewell Road/Bondsville Road intersection. In addition to the Board of Supervisors, members of the Planning Commission, Open Space Committee and Historic Commission attended the presentation. There are several roundabouts proposed for the Rt. 41 corridor in the southern part of Chester County, although to date, none have been constructed.

Although roundabouts have been in widespread use in other countries for a number of years, it is only during the past few years that they have received increased attention by both the public and transportation professionals in the United States. A lack of sufficient information on roundabout operation and design under local conditions is one of the reasons why roundabout intersections have seen limited implementation in the United States.

Roundabouts can serve to replace standard signalized or unsignalized intersections with circular intersections. Modern roundabouts are designed differently and operate differently from older circular intersections, and, as such, have different advantages and disadvantages than other types of circular intersections.

Roundabouts must have the following features, which differentiates them from other traffic circles:

Traffic Control

- In roundabouts, traffic entering the roundabout yields to traffic in the roundabout, and there is no control of vehicles in the roundabout. Vehicles circulating the roundabout have the right-of-way.
- In contrast, traffic circles may use stop control, or even no control, at some or all entry points, and may require traffic inside of the circle to yield to traffic entering the circle.

Pedestrian Assess

- In roundabouts, pedestrian access is limited to crossing the legs of the roundabout, behind the yield line.
- In contrast, in traffic circles, pedestrians may be allowed to cross the circle and access the central island.

Parking

- No parking is allowed within the roundabout or at its entry points.
- Some traffic circles allow parking within the circle or at the entry points.

Direction of Circulation

- In roundabouts, vehicles necessarily circulate counterclockwise and pass to the right of the enter island.
- Some traffic circles allow left-turning vehicles to pass to the left of the center island.

The design characteristics of roundabouts afford them several advantages over both standard intersections and other types of traffic circles. The Federal Highway Administration considers the following to be elements of good roundabout design:

Speeds

- Properly designed roundabouts achieve speed reduction, generally below 20 – 30 mph, by requiring drivers to circulate in paths of sufficiently small radius.

Maximum Daily Service Volume

- 20,000 to 26,000 vehicles per day for a single-lane roundabout
- 40,000 to 50,000 vehicles per day for a double-lane roundabout

Questions that were discussed at the meeting included the number of vehicles that use the Rt. 322/Hopewell Road/Bondsville Road intersection per day, would the terrain be suitable for a roundabout, and drainage issues.

Ms. Durham said that PennDOT is considering implementing a pilot program for roundabout installations. Mr. Piersol will contact PennDOT about the Township's interest in learning more about this pilot program, and how it could help improve traffic circulation along the Rt. 322 corridor.

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Adjournment

There being no further business, the meeting was adjourned at 9:45 A.M.

Respectfully submitted,

Mary Beth Smedley

Secretary/Treasurer

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