

EAST BRANDYWINE TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION
Thursday, May 4, 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, May 4, 2006. There were approximately twelve visitors present

Opening of Meeting

Chairman Fischer opened the Meeting at 7:35 A.M.

Public Comment for Non-Agenda Items

Chairman Fischer asked if there were comments on non-agenda items. There were none.

Resolution 11 of 2006 – Resolution for Plan Revision for New Land Development – Corner Ketch Landing

This Resolution amends the Township's Act 537 Plan to include a four lot subdivision on Corner Ketch Road that will be known as Corner Ketch Landing. Chairman Fischer asked if there were comments or questions. Seeing none, Vice-Chairman Voltz made a motion to adopt Resolution 11 of 2006. Mr. Kirkner seconded the motion, with all voting Aye.

Resolution 12 of 2006 – A Resolution Accepting the Dedication of Patterdale Place as a Public Township Road

Township Roadmaster Matthew VanLew stated that there are still concerns regarding this subdivision that he would like to see resolved. The first is that there are approximately twelve trees planted in the road right-of-way. This could cause maintenance and replacement issues for the Township in the future. Mr. VanLew also stated that as of 4:00 P.M. yesterday afternoon there were some stormwater management issues that needed to be resolved.

Mr. Cushman stated that he and Planning Commission Chairman Bruce Rawlings have discussed several ways to resolve the tree situation including replacing the existing trees with trees which have a narrower profile that won't hang over the road, and taking the existing trees and moving them to the edge of the right-of-way. Mr. Rawlings will visit the site and make recommendations. Ideally, the trees would be replanted outside of the right-of-way. When Mr. Cushman approached some of the homeowners about this, they were not in favor of this option. Mr. Cushman was asked if there WAS A Homeowner's Association for this subdivision. There is no Homeowner's Association for this development.

The Supervisors asked that Mr. Cushman work with Mr. VanLew to resolve the outstanding issues regarding this development and then they will consider adoption of the Resolution.

Updates on concrete floor in public works building and materials estimate for Township labor to install the fuel station pad

At the April 19th Board of Supervisors meeting, Mr. VanLew was asked to invite the Municipal Building Architect, Patrick Szustak to the May 4, 2006 Work Session to discuss issues related to concrete cracks in the maintenance building floor.

In mid-April, Mr. VanLew discovered the cracks in the floor. Although he didn't think they posed a structural problem, he was concerned with the cracks deflecting, and since then he stated the cracks are starting to deflect. Mr. Szustak stated there could be several reasons this has happened including that the concrete "cured" too quickly, the contract didn't provide adequate isolations points and that rebar wasn't installed in entry corners. It is his opinion that the contractor did not follow the design specifications that were called for in the drawings. Mr. VanLew and Mr. Szustak are concerned that the cracks will continue to worsen and could become a maintenance issue. The Board discussed ways the cracks might be repaired, including filling in the cracks with epoxy or replacing all or part of the floor. Mr. Szustak was instructed to have Wu and Associates submit a plan to correct this problem. Mr. Szustak will review the remediation plan and make a recommendation to the Board of Supervisors.

Previously, Wu and Associates offered to install the concrete pad for the fuel station for a cost of \$3,000.00 in exchange the Township will accept the floor cracks "as-is" and not require any further remedial work, and Wu will provide an additional 6 month warranty. Mr. VanLew was also going to determine how much it would cost if Township employees completed this project. Mr. VanLew stated that materials and labor will cost the Township \$5,126.22. The Board directed Mr. VanLew to proceed with installing the concrete fuel pad.

Last month, Mr. VanLew had provided pictures of some of the base columns showing nuts and bolts not properly fastened, or in one case completely missing. The Board asked if these problems were corrected prior to filling in the columns with cement. Mr. VanLew and Mr. Szustak were satisfied that they were in all but two of the piers. The contractor may have to remove the cement to show that the nuts and bolts were properly installed.

The Board is very concerned that contractors are not following proper procedures and only fix these glaring problems after they receive a great deal of pressure from Mr. Szustak or the Township.

Guthriesville Historic District

Mr. Piersol reported that Bob Wise of Wise Preservation Planning was originally scheduled to attend this morning's meeting to update the Board on the National Registry nomination for the Village of Guthriesville, and his discussions with PHMC on the Guthriesville Historic District. Mr. Piersol met with Mr. Wise last week, when they briefly discussed these issues, and discussed the roundabout presentation. Mr. Wise asked if the Township would be interested in discussing creation of a master plan for Guthriesville. Mr. Wise and David Sweet will appear at the June 1st Work Session to discuss these issues with the Board. Planning Commission Chairman, Bruce Rawlings suggested that any master planning should include the entire Rt. 322 corridor. Mr. Black stated that a map of Guthriesville on the PHMC web site shows the Guthriesville Historic

extending past McCausland Hall at the Township Municipal Complex. Mr. Piersol understands that the Historic District stops at Bondsville Road, but will have Mr. Wise look into this.

Historic Commission Letter of May 1st and the Wawa Extension Request

Mr. John Black, Chairman of the East Brandywine Township Historic Commission stated that there have been significant changes in the Township since Wawa first submitted their land development application. He said that he wasn't sure how this would fit into planning, but that any significant change to the originally-submitted plan would require Wawa to withdraw the current plan and submit a new one. Chairman Fischer pointed out that Wawa does not have to withdraw their original plan in order for a new one to be submitted for review. The Planning Commission could review two plans on the same property simultaneous. This most recently happened with the Hide-A-Way Farms subdivision where two distinct plans were reviewed. The applicant withdrew the plan they chose not to complete prior to the Board granting final plan approval to the plan that was ultimately approved.

Wawa is requesting a three year extension of time in order to complete improvements to the current plan. At the Board of Supervisor's April 19th meeting, Mr. Piersol suggested that the extension be tied to requiring Wawa to propose alternatives to the demolition of Mama Lena's. Chairman Fischer, Mr. Piersol and Township Solicitor Stacey Fuller will draft a letter to be sent to Wawa asking them to consider alternatives to demolishing the Mama Lena's Building. Since Wawa's preliminary plan approval doesn't expire until December 19th, this provides an opportunity for the Township to have discussions about other options rather than demolishing the building.

Center for Resolutions

Mrs. Karen Elrod, a member of the East Brandywine-Wallace Youth Aid Panel, was invited to attend the Supervisor's meeting to discuss the Center for Resolution's desire to have a physical presence in Chester County. The Center offers a variety of programs including:

1. Rehabilitation for first time youth offenders
2. Mediation
3. Programs for schools on topics such as bullying and conflict resolution
4. Professional Training

The Center for Resolutions has a very strong presence in Delaware County and is expanding into Chester County. There are currently Youth Aid Panels in East Brandywine and Wallace Townships, Caln Township, and the City of Coatesville. The Center is looking to add additional panels in northern Chester County and at West Chester University.

The Center is looking for office space and a training site in Chester County. Mrs. Elrod stated that initially one individual would be at the site, but long-term there would be two or three people. They will need a segregated office space because they will have confidential records. They will also need an office where they can connect their computer and have a phone line. In

addition, Mrs. Elrod is looking for a room that can be used for training which takes place at least once a month.

Mr. Piersol and Mrs. Elrod have discussed the Center using the mezzanine area, or perhaps the second floor of McCausland Hall. The Supervisors were supportive about looking at the possibility of allowing the Center to use some space in the new Township building on a temporary basis. Mr. Piersol will continue his discussions about this with Mrs. Elrod.

Guthriesville Roundabout and Loop Road Update

PennDOT provided an initial response to the Township's desire to investigate the possibilities of constructing a roundabout at the Bondsville Road/Hopewell Road intersection. Mr. Francis Haney from PennDOT said that there is very limited money in the "Roundabout Pilot Program" and there is not enough to construct the roundabout even if it were selected for the program. He suggested that the Township consider amassing funds from various developers to help fund this initiative. He also stated that traffic volumes indicate that the Township would need to look at constructing a multi-lane roundabout. Mr. Haney suggested that we do complete preliminary calculations in order to determine the capacity needs, and then determine the feasibility of construction. Mr. Piersol is recommending to the Board that either the members of the Traffic Impact Committee begin to meet again to review this in concern with our Act 209 program, or perhaps a small committee including Mr. Piersol, Mr. Giannantonio and traffic engineer, Andy Heinrich meet to review ideas and make a future presentation to the Board on traffic options for consideration. The Board instructed Mr. Piersol to contact members of the Traffic Impact Committee to begin review of this program. Mrs. Sandra Moser volunteered to become a member of the Committee.

Draft Traffic Signal Ordinance and Resolution for Discussion

Solicitor Stacey Fuller has prepared a draft Signal Ordinance and Resolution for the Board's review and consideration. This ordinance will add a provision to the Land Use Code under Section 350-37a concerning traffic signals and related specifications. Mr. Piersol also asked Chief Kocsi to review the draft specifications, which he did and had three minor comments. Mr. Piersol addressed these concerns with McMahan and Associates and Signal Service, which do not impact the specifications. One concern had to do with the ability to reset the traffic signals after a power or system failure. The second was issuance of the access keys for the Police and Fire Departments. Mr. Piersol requested the Board's permission to advertise the ordinance. Chairman Fischer made a motion to advertise the ordinance and forward it to the Chester County Planning Commission for their Act 247 review. Mr. Kirkner seconded the motion, with all voting Aye.

Mr. Voltz left the meeting at 9:00 A.M.

Codes Official Discussion

This discussion was tabled until a future Board meeting.

Additional Public Comment

Chairman Fischer asked if there were additional comments from the audience. Mr. Deke Inslee echoed Mr. Black's sentiments about the Wawa project and the Mama Lena's building. He said he thought it would be reasonable for the Board to deny Wawa's request for extension and would like to see the Township Engineer take a look at redesigning the project. He also said he hoped that some decision was made regarding the roundabout prior to Wawa beginning construction.

Mr. Dan Fallon asked when the Supervisors would be making a decision regarding the Wawa project. The Supervisors don't need to make a decision until December 19th.

Adjournment

There being no further business, the meeting was adjourned at 9:10 A.M.

Respectfully submitted,

Mary Beth Smedley
Secretary/Treasurer
East Brandywine Township