

**EAST BRANDYWINE TOWNSHIP PLANNING COMMISSION
REGULAR SESSION
Wednesday, October 5, 2005 - 7:30 PM**

Those in Attendance:

Mr. Bruce Rawlings, Chairman
Mr. Stephen Cushman, Vice-Chairman
Mr. Michael Corbin, Member
Mr. Charles Giordano, Member
Mrs. Deborah Marshman, Member
Mrs. Sandra Moser, Member
Mr. Mervin Thomas, Member
Mr. Scott T. Piersol, Township Manager
Mr. Albert Giannantonio, Township Engineer
Mr. Michael Mayhew, Township Engineer
Mrs. Mary Beth Smedley, Township Secretary/Treasurer

Absent:

Mrs. Beth Valocchi, Ex Officio Member

Mr. Rawlings opened the meeting at 7:30 P.M.

Planning Commission Minutes – September 7, 2005

Mr. Rawlings asked if there were additions or corrections to the above minutes. Mrs. Marshman stated that on page six in the fifth paragraph the word “steam” should be changed to “stream”. With that correction, Mrs. Marshman made a motion to approve the September 7, 2005 minutes. Mr. Cushman seconded the motion, with all voting Aye.

Dilworth Tract

Mr. Jonathan Penders approached the Planning Commission to discuss a revised sketch plan for the Dilworth property. Mr. Penders and Mr. Gallo from Rouse/Chamberlin Homes recently met with Messrs. Piersol, Rawlings and Cushman to discuss how the sketch plan could be revised, in order to preserve the greenway corridor near Dilworth Road. Although most of the proposed homes are sited well away from Dilworth Road, the Open Space Committee asked if the applicant would consider relocating the five homes nearest to Dilworth Road.

The property is 71 acres on the western side of Dilworth Road, in the R-2 Zoning District. It has an existing barn and equipment shed. The parcel is bordered by the Hide-A-Way Farms subdivision and the Okie property to the north, the Cross Keys development to the west and the Clavier property and the East Brandywine Township Community Park to the south.

It is the applicant's intention to design the subdivision using the R-2 Cluster option. The revised plan shows 38 single family homes. The plan proposes over 40% open space including 14.6 acres of private open space that will include the existing shed, barn, and future dwelling. The previous sketch plan showed approximately 16 acres of private open space. The open space will be maintained by a Homeowners Association. The homes will be between 3,200 s.f. and 4,200 s.f. in size.

There will be a detention basin near the back of the home that will be reachable from a gravity system. It is important that water runoff be captured before it reaches the Cross Keys development. Stormwater management will be addressed as part of the subdivision application.

The revised sketch plan shows lots previously located in the eastern portion of the tract, moved back towards the Cross Keys Development. Mr. Penders stated they were able to take advantage of some gaps in the northern portion of the property to move some of the lots. The closest lots to Dilworth Road are now Lots #24 and #25, which are approximately 700 feet from Dilworth Road. There is an emergency access road between Lots #12 and #13 to Evergreen Drive. This road will not be built to Township road specifications, but will likely be an oversized trail link. A trail will be constructed through the open space between the proposed homes and Dilworth Road, connecting the development to the Hide-A-Way Farms subdivision and the East Brandywine Township Community Park.

The revised sketch plan as shown would require several waivers be granted by the Board of Supervisors. In order to move some of the lots, the sketch plan shows road A having a cul-de-sac of 2,850 linear feet, well over the 1,000 allowed by ordinance. The cul-de-sac is approximately 1,470 from the emergency cut-off. There are four units with driveways on the cul-de-sac bulb at the northern end of Road A and possibly four units with driveways on the cul-de-sac bulb at the southern end of Road B. Only three units are allowed by ordinance. Additional driveways off a cul-de-sac bulb could make it difficult for the Road Department to move snow off the road without blocking driveways. In addition, Road A does not comply with §Section 355-33.A of the Subdivision and Land Development Ordinance that states "a tangent shall be required between curves; however, a long radius curve shall be preferred in all cases to a services of curves and tangents. Tangents of 100 feet shall be required between reverse curves. The proposed roadway system will be dedicated to the Township. Mr. Giannantonio stated that a waiver might be considered for shorter tangent between curves. There might also be ways to place driveway entrances on cul-de-sacs that will not interfere with snow removal such as placing driveway entrances far apart, or having two driveways next to each other so that there is sufficient area to move snow off the road.

Mr. Thomas stated that the revised sketch plans seems somewhat compressed. He also commented that he would like to see either Elmwood Drive or Evergreen Drive connected by a through street to the proposed development. Mr. Thomas also stated that

he was concerned about allowing more than three units on a cul-de-sac since this might cause problems for the Township Road Department with snow removal.

Mr. Corbin asked if the revised layout affected utilities. Mr. Penders said he wasn't sure, and that additional testing would need to be done to determine that. Mr. Corbin would prefer a plan that allows on-site utilities, rather than having the utilities in the open space.

Mrs. Moser stated that she would not support a plan with a cul-de-sac that is 2,800+ linear feet.

Mr. Rawlings polls the Planning Commission and Township Engineer to determine which plan they preferred. Mr. Rawlings, Mr. Giannantonio, Mrs. Marshman and Mrs. Moser preferred the last sketch plan. Mr. Cushman preferred the revised sketch plan. Mr. Corbin preferred the revised sketch plan if utilities could be on-site. Mr. Giordano was undecided.

Mr. Giannantonio stated that he would prefer that the applicant try to provide a thru-road between Dilworth Road and Evergreen Drive since this would provide a link between Dilworth Road and North Guthriesville Road. He would like to see Mr. Penders change the emergency access road to one built to Township road specifications. Mr. Pender agreed to look at this, but does not want to have a straight road going from Dilworth Road to Evergreen Drive that would essentially dissect the community.

Mrs. Kate Okie, Chairperson of the Open Space Committee thanked Mr. Penders for providing a sketch plan that preserves the greenway near Dilworth Road. She stated she understands that the length of the proposed cul-de-sac might not be acceptable. She went on to say that the Open Space Committee would like to see the viewshed preserved, if possible.

Mr. Penders will take the Planning Commission's suggestions and attempt to revise the plan again. Mr. Corbin asked that if one plan allows for on-site water and sewer, the Planning Commission would like to know which plan allows for that.

Lyndell Pointe

The plans depict a proposed 26-lot subdivision of an existing 52.86 acre tract located east of Corner Ketch Road and north of Waring Drive. The site is zoned R-2 and is being developed under the Cluster Development Option with a minimum lot size of 30,000 square feet. The plans indicate that each lot is to be served by on-site sewer and public water.

The listed revisions were changes to Lot #4, Butterworth Court, the emergency access, deletion of a lot and lot tabulation. Lot #3 has been deleted to allow for an additional sanitary sewage system area. Lot line revisions occurred on prior Lot #'s 1, 3, 4, 18, 19, 20, Open Space "B" and Open Space "C". The lot line revisions on prior Lot #1 reflect a

change in the emergency access entrance configuration. The lot line revisions on prior Lot #'s 3, 4, and Open Space "B" are related to a widened entrance in the "pole" portion of the "flag" lot containing the large antenna and the addition of a sanitary sewage system area in prior Lot #3. Changes to prior Lot #'s 18, 19, 20, and Open Space "C" resulted in the addition of a lot.

Mr. Tim Townes from J. Loew and Associates discussed the plan and the Yerkes September 30, 2005 review letter.

Mr. Mayhew stated that all Zoning Ordinance and Subdivision and Land Development Ordinance comments have been satisfactorily addressed.

General Comment

Mr. Mayhew commented that the following data contained in the hydrological report appears to be correct; however, the data is not reflected on the plans and the plan should be revised as follows: INL28-INL27 length of pipe and slope of pipe, INL6-INL5a slope of pipe, INL5a – INL5 slope of pipe, INLE5-INLPIPE slope of pipe, and MH1-E1 length of pipe and slope of pipe. A subsequent submittal and review is not warranted; however, revised plans that reflect the hydrological report should be provided to the Township for record purposes. Mr. Townes will provide a revised plan.

Mr. Townes said that the plan shows a 12 foot wide cartway with a dedicated 50 foot right of way that will be built to Township specifications as an emergency access road from the Lyndell Point Subdivision to the Keats Glen Subdivision. The Township will have the ability to widen this road if it is determined that it should be made a thru-street sometime in the future. This plan was approved by the Board of Supervisors.

Lyndell Pointe Remediation

The Planning Commission reviewed Applied Environmental Management's (AEM) letter of September 6th regarding the proposed soils remediation adjacent to the proposed Butterworth Road in Lyndell Pointe.

With regard to erosion and sediment control, appropriate measures, including silt fence and hay bales will be utilized to control runoff from the disturbed areas within the identified area. Southdown will provide five days written notice to the Township prior to earth disturbance within the area of concern.

Southdown's proposed remedial measures to the Pennsylvania Department of Environmental Protection (PADEP) included consolidation of the materials within the former farm disposal area, and covering the area with 2.5 feet of clean soil, followed by vegetation. This cover is primarily to provide a buffer zone above the significant amount of glass and metal shards that were identified within the formal disposal area. The only

materials identified above current PADEP standards was an isolated area in Test Pit #1 at a depth of nine feet below existing grade.

Applied Environmental Management does not believe that the nature of the materials within the area of concern require installation of a two-foot thick layer of compacted solids with a permeability of 1×10^{-7} cm/sec. Groundwater monitoring down gradient of the identified contamination indicated that rainfall onto the existing area has not caused migration to the underlying groundwater. The installation of an additional thirty inches of compacted solids should be more than sufficient to provide isolation of the glass and metal shards from the public. AEM proposes that the initial two feet of soil cover be placed at 95% dry density by modified Proctor.

Soils utilized for the initial two foot cover will be obtained from a different location within the site boundaries, but at a distance of at least 100 feet from the area of concern. To assure that the soils do not contain unacceptable contamination, one grab sample will be collected for every 1,100 cubic yards of material to be utilized for the two foot cover. These samples will be submitted for analysis of volatile and semi-volatile organic compounds by USEPA method 8260B. Analysis will be compared to the PADEP's Clean Fill Concentration Limits for Organics.

Southdown agrees to cover the entire consolidated area of concern with an identification barrier of geotextile; however AEM believes it would be more appropriate to terminate the identification barrier at the limits of the area of concern. This would eliminate the potential of misidentification if the barrier is encountered outside (15 feet beyond the area of concern).

Southdown agrees that the maximum slope for the crown of the fill area will be 3% to promote property drainage. Side slopes will not exceed 33%.

AEM proposes that a 6-inch layer of topsoil be screened to remove objects greater than 2 inches, and will fall within the United States Department of Agriculture textural classes of sandy loam, loam, sandy clay loam, loamy sand and silt loam as defined by the Soil Survey Manual, per PADEP's landfill cover specifications. As with the cover soil, this material will be obtained from onsite sources.

Southdown agrees with the final survey and documentation requirements. Four concrete monuments will be placed, one at each corner of the area of concern.

Southdown agrees with the maintenance requirements as stated.

The appropriate notice will be placed in the deed in accordance with PADEP's Act 2 policy for Site Specific Standards.

The Homeowners Association language will reflect the deed restriction and obligations to mow and maintain the area to prevent erosion and control the growth of deep-rooted vegetation.

The Planning Commission remains concerned that if there are problems related to the former landfill, in the future, homeowners in the Lyndell Pointe subdivision will likely look to the Township to fix any problems. They suggested that the applicant provide an insurance policy to ensure that the Township would not be liable in the future. Mr. Townes pointed out that the Township Solicitor stated that the Township should have no legal liability since the Township has no ownership responsibility with the lot, or with the contamination issue. He went on to say that insurance is not a requirement and PADEP does not require extraordinary means for capping of the site. Mr. Townes stated that if problems were to occur, the agency to deal with those problems would be PADEP. Mr. Corbin stated that it has been the Township's experience that when problems arise, residents look to the Township to step in and handle the situation.

Without this insurance policy, Mr. Corbin stated that he feels the details of the April 21, 2005 Yerkes letter regarding the remediation should be met. Specifically, Mr. Giannantonio stated that the consolidated area must be covered with a compacted two-foot thick layer of clay soil, which has permeability equal to or less than the State criteria for such materials used to cap landfills. The soil used for the cap material must be analyzed and certified to be clean in accordance with established criteria for such materials. He went on to say that a 9-inch thick layer of topsoil that has been tested and shown to meet PADEP landfill cover specifications for final cover should be placed over the cap material. This soil layer should be seeded, fertilized and limed as necessary in accordance with the results of the soil testing and the Conservation District's stabilization requirements, to produce a healthy stand of permanent turf grass.

The Planning Commission would like the applicant to provide the extra measure of testing for heavy metals and extend the geotextile fabric 15 feet beyond the area of concern. Mr. Townes agreed to provide sturdier, orange colored fabric so that it is easily identified. In addition to providing information regarding the remediation site in the Homeowners Association documents, it will also be placed on the Title Plan that will be recorded with the Recorder of Deeds.

Final Plan Recommendation

Mr. Corbin made a recommendation that the Board of Supervisors grant final plan approval for this subdivision with the following conditions:

1. Yerkes Associates will perform a final review of Applied Environmental Management's letter of September 6, 2005 and compare it to their April 21, 2005 recommendations regarding remediation.
2. The applicant will comply with the items outlined in the April 21, 2005 Yerkes review letter.

3. One grab sample should be collected for every 500 cubic yards of material, rather than the 1,100 cubic yards outlined in AEM's September 6, 2005 letter.
4. Metal testing will be performed on-site
5. The geotextile material will extend 15 feet beyond the area of concern
6. In lieu of capping the site as outlined in the Yerkes April 21, 2005 letter, the applicant proposes to cap the site it as outlined in AEM's letter September 6, 2005 and will provide environmental insurance for a period of 10 years.
7. The applicant pays \$50,000 fee-in-lieu of open space
8. Traffic Impact fees are off-set by the agreed upon improvements to Corner Ketch Road.

Mr. Cushman seconded the motion, with all voting Aye.

Mr. Townes started that he intends to ask the Board of Supervisors to put the traffic impact fees assessed to the HeatherWynd development towards the Corner Ketch Road improvements since those costs are over \$160,000.00. He also will take exception to #6 above.

K. Hovnanian – The Weaver Tract

Michael Macaninch and Michael Stadulis from K. Hovnanian and Neal Camens from Taylor Wiseman and Taylor discussed the status for their project for the Weaver property on Rt. 322, Bollinger Road and East Reeceville Road. The Weaver tract is approximately 140 acres. K. Hovnanian is the equitable owner of the property. The applicant has submitted a Planned Residential Application, has filed an appeal of the East Brandywine Township Zoning Ordinance amendments adopted in June and September of 2001, and has also filed an appeal of the PRD ordinance. In March of 2002, the applicant reviewed three different sketch plans with the Board of Supervisors and Planning Commission. The Board of Supervisors suggested K. Hovnanian proceed with design options for an active adult community and to work with the Brandywine Conservancy on this plan.

The active adult community is proposed to have approximately 295 single homes on 6,000 square foot lots with a clubhouse, fitness center, tennis courts, putting greens and picnic areas. The proposed community center would not have a restaurant, but would provide a small kitchen for catering purposes. A homeowners association would take care of the outside maintenance issues for the property. The developer would sell a fee-simple interest in the footprint of each house. The land around the house would be considered open space. The concept is similar to Hershey's Mill in East Goshen Township. According to the applicant, this type of community usually has no negative impact on the earned income tax collected by the Township and does not create a lot of additional traffic or have an impact on the school system. Home sizes are anticipated to be between 1,700 and 2,300 SF. The homes would be one or two bedrooms with basements. The style would be similar to a Pennsylvania Farmhouse with stone fronts and would offer an extensive landscape package. The plan has open space, courtyard

areas and would show walking trails. Entrances to the development are planned on Rt. 322 and Bollinger Road.

The site is proposed to be served by public water and community sewer system. It is anticipated that water and sewer usage would be substantially less than in a traditional development, since only one or two people would occupy most homes.

Mr. Macaninch stated that the plan is substantially the same as the one last seen by the Planning Commission. The plan originally showed 296 single homes and now shows 295 homes. According to Mr. Macaninch, outstanding stormwater issues have been resolved to the satisfaction of Yerkes.

The applicant recently submitted a revised Settlement Stipulation Agreement for the Township's review. K. Hovnanian was asked to identify any and all waivers and variance requested under the Township Zoning Ordinance. There needs to be a soils study with regard to three lots proposed to be built on what appears to be Worsham Soil. Mr. Macaninch agreed to revise the Agreement in accordance with Township Solicitor Stacey Fuller's September 30, 2005 letter and stated if the proposed lots were indeed in Worsham soil they would be moved or eliminated. The Agreement will be revised by K. Hovnanian within the next week and sent back to the Township for another review.

The applicant's engineers have met with representatives of PADEP and the Army Corps of Engineers to discuss the berm system for the plan. The applicant will need a General Permit for this work. Although John Snook of Brandywine Conservancy had suggested in-stream detention basins, there were concerns from PADEP about concept, including the ability to obtain a General Permit for the basins. Although there are still multiple basins shown on the plan they are now shown outside of the stream. Mr. Giannantonio stated that the design criteria used in the conceptual stormwater management plan is acceptable.

K. Hovnanian's plan is to treat their sewage at the treatment plant being built by Pulte Homes, with disposal on the Weaver Tract. Del-Val Soils is working on completing the Sewage Facilities Planning Module for this project. According to Mr. Macaninch, there is adequate area on the property for drip irrigation and backup fields. K. Hovnanian will need to purchase capacity from Pulte to treat the effluent.

Mr. Macaninch was asked if the drip fields are included as part of the open space. He said that they were, but are not needed in the overall open space calculation. The plan shows 63 acres of open space. The drip fields are expected to be retained as a naturalized meadow.

A woodland management plan will be submitted for Yerkes to review and approve.

The Planning Commission has asked that the community be gated and the applicant has agreed to that request.

Mrs. Marshman asked about enforcement of the “age restricted community” Generally communities such as this can require that 80% of their residents be 55 years of age or older. In addition, there can be provisions added in the Declaration of Covenants that state school age children are not permitted to reside in the development.

Applecross Development AKA Overlook Road Farm – North and South Tracts

The applicant is proposing to build a combination of single family homes, carriage homes, and townhouses for a total of 655 units on both the north and south side of East Reeceville Road, and has submitted a unified final plan. The plan also shows an 18-hole Jack Nicholas designed golf course with a clubhouse. The property encompasses approximately 621.74 acres of land, comprised of 307.58 acres north of East Reeceville Road and 314.16 acres south of East Reeceville Road. The southern portion is located in the R-2 Zoning cluster district and proposes 120 single family homes on individual lots and approximately one-half of the golf course. The portion of the property north of East Reeceville Road was part of a settlement agreement that concluded in April of 2004. The applicant submitted a subdivision plan for the south side of East Reeceville Road based on the requirements of the R-2 Zoning District and was granted preliminary plan approval in March of 2004.

The site historically consists of a total of four farms and is divided into two tracts, for administrative purposes, designated the “North Tract” (north of East Reeceville Road) and the “South Tract” (south of East Reeceville Road). The site contains various farmhouses, dwellings, barns, miscellaneous outbuildings, underground storage tanks, and above ground storage tanks. The remainder of the site contains the Beaver Creek Dam and its lake, open farmland, steep slopes, wooded areas, wetlands, creeks, and a network of farm roads. The Beaver Creek Dam and lake are within an easement of the Chester County Water Resources Authority and will be retained by them. The plan proposes to preserve and relocate the William Moore farm farmhouse and barn and the Charles Trego farmhouse. All other structures are to be razed.

The “North Tract” is being reviewed separately under the “Clustered Residential Development” regulations of the R-3 Residential Zoning District in conjunction with the Settlement Agreement dated April 1, 2004. The South Tract” is being reviewed under the “Clustered Residential Development” regulation for the R-2 Residential Zoning District. The current lot configurations, road layout, stormwater basins, and sewer layout were defined by the Settlement Agreement Final Plan Layout, prepared by Chester Valley Engineers and dated August 20, 2004. The project is proposed to be constructed in five phases.

Ray Grochowski, Tony Sabatini, Jeremy Madaras and Theresa Lemley, Esq. attended the meeting on behalf of Pulte Homes. Mr. Grochowski stated a meeting was held on

September 9th to discuss ongoing reviews for the plan with Messrs. Piersol, Giannantonio, Jackson and Mayhew. Since the project is so large, it was decided to break down review letters into phases, with Yerkes focusing their initial reviews on Phases I and II. The Municipalities Planning Code allows for approval of land development projects in phases. Mr. Giannantonio said he will try to have review letters on Phase I and II done by the second week in October.

The golf course is included in Phase I, although construction of the golf course will be done in two phases since the Chester County Conservation District will not permit the amount of earth moving needed to be done in one phase. In addition, there are 126 homes in Phase I. These homes are located in the center of the property. Phase II homes are located along the perimeter of the Phase I homes and in the south western section of the property. Mr. Grochowski stated that both phases should take approximately two years to build.

Mr. Thomas stated there was a farm dump near Phase II. This is an area that is not proposed to be disturbed and will be conveyed to the golf course entity. Mr. Grochowski stated that Pulte will investigate this as part of due diligence.

A sewage treatment plant will be constructed on site. Mr. Grochowski stated that he has spoken to the Municipal Authority about constructing a treatment plant that will treat the effluent from the Pulte Development and the K. Hovnanian project, but will also have the capability of treating the effluent from the Guthriesville Sewer District and an age restricted community planned by Pulte in West Brandywine Township. An intermunicipal agreement will be needed with West Brandywine Township to do this. Mr. Grochowski has had preliminary discussions with West Brandywine Township Manager Ron Rambo and will continue to follow-up with him and the East Brandywine Municipal Authority.

In order to provide access to a portion of the Pulte property in West Brandywine Township, Mr. Grochowski will investigate whether he can subdivide off a small portion of Lot 629 in East Brandywine Township.

Al Wright from the Chester County Water Resources Authority provided the applicant with a Stormwater Management Report Outline. The purpose of this outline is to create a framework for developing a stormwater management report that addresses all components of the stormwater design relevant to the Chester County Water Resources Authority, NRCS and PADEP Dam Safety reviews, as well as addressing the standards and requirements of East Brandywine Township. Mr. Grochowski stated they would try to comply with the recently enacted model stormwater management ordinance of the Chester County Water Resources Authority. Mrs. Moser noted that the model ordinance does not address runoff from farm fields.

Extension

Ms. Lemley provided a letter granting an extension to review the plan until November 4, 2005. Mr. Rawlings made a motion to recommend the Board of Supervisors accept an extension to review the plan until November 4, 2005. Mr. Corbin seconded the motion, with all voting Aye.

Decovny Subdivision Extension

Mrs. Smedley reported that Robert Bruce Homes is granting an extension to review the subdivision plan until December 31, 2005. Mr. Rawlings made a motion to recommend the Board of Supervisors accept an extension to review the plan until December 31, 2005. Mrs. Marshman seconded the motion, with all voting Aye.

AWI Extension

Mrs. Smedley reported that AWI is granting an extension to review the subdivision plan until December 31, 2005. After that time, if their outstanding issues are not resolved they have agreed to withdraw the plan. Mr. Rawlings made a motion to recommend the Board of Supervisors accept an extension to review the plan until December 31, 2005. Mr. Giordano seconded the motion, with all voting Aye.

Forge Hill Extension

Mrs. Smedley reported that Pine Hill Associates is granting an extension to review the subdivision plan until December 31, 2005. Mrs. Marshman made a motion to recommend the Board of Supervisors accept an extension to review the plan until December 31, 2005. Mr. Corbin seconded the motion, with all voting Aye.

Brandywine Heights Subdivision

Mrs. Smedley provided the Planning Commission with a letter withdrawing the Brandywine Heights subdivision. Mr. Cushman made a motion to recommend the Board of Supervisors accept the withdrawal of this subdivision. Mr. Thomas seconded the motion, with all voting Aye.

Ordinance/Planning Task Force

Mr. Piersol stated that the Board of Supervisors will consider several amendments at their next meeting. These amendments will clarify the definition of Building Setback line, add definitions and specific sections on Day Care as a special exception in the Mixed Use and Village Commercial Districts, address vehicle towing issues, define Place of Religious Worship, expand on the regulations for keeping of animals, define various types of continuing care facilities and provide standards for these types of facilities, and make

changes to definitions of Clear Cutting, Tract, Demolition, Common Open Space and Historic Structure or Site. There is also a proposal to modify the off-street parking standards in the Mobile Home Park Ordinance, and increase the parking space size to 10 feet x 20 feet (from 9 x 18).

Rothman Tract

Russell Yerkes is following up with Stirling Management group regarding the condition of the home on the Rothman Tract. As reported at the last Planning Commission meeting, the Planning Commission is very concerned about the poor state of the buildings and the property. The home on the property has been allowed to deteriorate to the point where the Planning Commission considers this “demolition by neglect”. The Ordinance Task Force will consider whether an Ordinance could be passed to provide guidance when a historic structure is allowed to fall into disrepair by an owner. There are several buildings in the Township that fall into this category. Mr. Piersol will add this as an item for discussion, but feels that it is addressed in the Uniform Construction Code.

Lyndell Pointe Continued

The Planning Commission remains concerned about properly capping the former dump site on the Lyndell Pointe property. They are recommending that as part of final plan approval the Board of Supervisors require a third party inspector chosen by the Township Engineer, who is familiar with environmental remediation, be retained to ensure the site is capped to the satisfaction of the Township.

Comments from the Audience

Mr. Rawlings asked if there were comments from the audience. There were none.

Adjournment

There being no further business Mrs. Marshman made a recommendation to adjourn the meeting. Mr. Corbin seconded the motion, with all voting Aye. The meeting was adjourned at 10:00 P.M.

Respectfully submitted,

Mary Beth Smedley
Secretary/Treasurer
East Brandywine Township