



Pocopson Township
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Board of Supervisors Meeting Minutes
7:30 P.M., Monday, March 14, 2011

In attendance: Supervisors – Georgia F. Brutscher, Laurressa J. McNemar, P.E.; Mark Knightly, Director, Public Works; Ezekiel Hubbard, Chairman, Parks, Recreation and Trails (PRT) Committee. Absent: Supervisor Stephen R. Conary.

1. Call to Order and Pledge of Allegiance: Brutscher called the meeting to order at 7:30 P.M. and led the Pledge of Allegiance.

2. Announcements: Personnel Performance Reviews were completed on March 7th. On March 10th representatives from Delaware County Regional Water Quality Control Authority (DELCORA) met with commercial third-party users regarding sewage connections to the Riverside Wastewater Treatment Plant.

3. Public Comment:

(a) Riverside Homeowners Association (HOA) President Julianne Ruocco, Mike Loveless, and others from **Riverside** appeared before the Board and discussed the **dedication process and the wastewater treatment plant (WWTP)**. Discussion included and was not limited to the role of the Township Engineer, status of the stormwater facilities and walking trails, and the road beds. Mike Klein from Toll Brothers agreed to assist with coordinating residents' requests to resolve homeowner warranty items with Toll personnel. Lengthy discussion ensued regarding DELCORA's access to WWTP facilities via the sewer easements shown on the recorded subdivision plan and the status of facilities located in the spray field. McNemar will follow-up with residents regarding the March 11, 2011 letter from DELCORA. Board noted that residents must communicate concerns through their HOA representatives and more specifically their property management company and the attorney retained by the HOA Board to oversee the terms of the transition report.

(b) Toll Brothers representatives Mike Klein, Daryl Schuler, and Alyson M. Zarro, Esquire, provided the Board with an update on the status of the amendments to the **Final Land Development Plan for The Preserve at Chadds Ford ("Plan")**. Klein noted that efforts continue between Toll and the Township to coordinate amendments to the Declaration and Open Space Management Plan (OSMP). Structural components for the retaining wall were submitted to the Township Engineer. Board reviewed Burcham & Associates Comment/Review letter dated March 9, 2011, and the Concept Plan Proposed Retaining Wall Screening ("Concept Plan") dated March 4, 2011. Board agreed that the Concept Plan provides screening for the retaining wall and that maintenance requirements for the retaining wall should be in the OSMP. Additional Plan notes should include limiting the wall height to 5.5 feet for Lots 4 through 9 and 4 feet for Lots 14 through 34 with construction of no other retaining walls without the approval of the Board. At issue is conformance of individual lot landscaping to the Concept Plan. Board recognized that stormwater seepage beds are designed after the house is configured which in turn may impact landscaping on the lot. Board directed and Toll agreed to show landscaping on

the plot plan submitted at the time of the building permit application on a lot-by-lot basis. The plot plan will be reviewed by Burcham against the Concept Plan noting any variations in plant locations to accommodate seepage beds. On-lot landscaping that is consistent with the Concept Plan should require a brief review by Burcham. Brutscher will discuss the proposed Plan notes and the lot-by-lot review process with Township Engineer before submitting to Toll for review.

4. Barnard House: Brutscher reported that planning efforts continue to open the Barnard House during Founders Day on September 18th. She also announced that the official unveiling of the Pennsylvania Historical Marker approved by the Pennsylvania Historic and Museum Commission will be held on Saturday, April 30th at 1:30 P.M. at the site.

5. Public Works Report: Public Works Director submitted and the Board accepted as written a Public Works Report dated March 14, 2011.

6. New Business: Secretary continues to research particulars for a landscape review procedure and will circulate a pre-draft. Board agreed to proceed with request from Longwood Fire Company to draft an annual contract for Fire Marshal services. Secretary reported that the Building Inspector continues to assess the review process for installation of fire suppression sprinklers in residential construction in accordance with building code changes effective January 1, 2011.

7. Old Business: Hubbard reported on the following PRT items:

(a) Ricki Stumpo is available to serve as the Township liaison for the Brandywine-Struble Greenway Trail;

(b) Board approved appointments of Mike McGann and John Hastings to serve on the PRT Committee;

(c) PRT Committee recommends approval of the Brandywine Conservancy Consulting Services Proposal/Land Use Study for the Pocopson Road Parcel. McNemar led a discussion regarding the benefits of the parcel remaining in its natural state rather than constructing groomed athletic fields that require maintenance. Hubbard noted that the Land Use Study will guide the PRT in recommendations about the parcel.

(d) PRT Committee does not recommend installation of the Corinne Road/Schoolhouse Trail ("Trail") to connect the Park and the Schoolhouse because they do not deem it a priority connection and construction costs are not included in the 2011 budget allocation. Board recognizes the proposed Trail as a vital connection for the Park and the Barnard House property trails which are used regularly. Board reviewed three proposals for survey, design, and engineering work for the Trail.

Motion: McNemar moved, Brutscher seconded, to approve Services Agreement File No. 2011-02075K submitted by Gilmore & Associates, Inc. dated March 1, 2011, in the amount of \$3,179.00 for design and engineering of the Corinne Road/Schoolhouse Trail as specified in the Scope of Services as representative of the lowest bidder under the condition that a Certificate of Insurance and a proposed work schedule be submitted to the Township Secretary prior to commencement of the work and that the expenses are allocated to the PRT budget; this priority trail segment shall be constructed by the Public Works Department if personnel are available for use of the public during Founders Day, September 18th.

Motion: Brutscher moved, McNemar seconded to approve the Brandywine Conservancy Proposal for Consulting Services: Riverside Land Use Study in the amount of \$1,305.00, dated March 9, 2011, for a recreational land use study for the 34-acre Riverside Parcel dedicated by Toll Brothers to the Township with the expense allocated to the PRT budget.

8. The Preserve at Chadds Ford:

a) Off-site Roadway Improvements Escrow Release #2 dated August 26, 2010 – approval tabled pending resolution of manhole/manhole cover as currently installed which impedes the Township’s snow removal efforts.

b) Sanitary Sewer Improvements Escrow Reduction Request #2 dated February 21, 2011 – Board discussed the review letter from Castle Valley Consultants, Inc. dated March 11, 2011.

Motion: Brutscher moved, McNemar seconded to approve The Preserve Sanitary Bond Reduction #2 dated February 21, 2011, as reviewed and recommended by Castle Valley Consultants, Inc., with a net release of \$784,583.00.

9. Correspondence: Board directed the Secretary to contact the Girl Scouts of Eastern Pennsylvania regarding a Township resident who completed requirements for the Girl Scout Gold Award and invite her to a Board meeting. Board reviewed the engagement letter for appraisal services for a 120-acre parcel as recommended by the Open Space Advisory Committee.

Motion: Brutscher moved, McNemar seconded, to approve the engagement letter dated March 3, 2011 submitted by Bearoff & Company for appraisal services of a parcel recommended by the Open Space Advisory Committee for a fee of \$3,500.00.

10. Treasurer’s Warrants: Brutscher moved, McNemar seconded, to approve the Bill Payment Lists for March 1-14, 2011 recommended for payment by the Treasurer. **General Fund:** 14 bills paid/checks written totaling \$22,219.76; 3 debit card purchase for \$126.68. **Highway Aid:** 6 bills paid totaling \$2,978.77; **Historical Committee Fund:** 1 bill for \$3,974.50; **Road Improvements Fund:** 2 bills for \$7,650.13; **Schoolhouse Fund:** 1 bill for \$879.29.

11. Approval of Minutes of February 28, 2011: Brutscher moved, McNemar seconded, to approve the Minutes of February 28, 2011, as amended.

12. Adjournment: At 9:30 P.M. Brutscher moved, McNemar seconded to adjourn the meeting.

Susan Simone, Administrative Secretary

Georgia F. Brutscher, Vice Chair