

Pocopson Township

P.O. Box 1, Pocopson, PA 19366

Office: 610-793-2151

Fax: 610-793-1944

www.pocopson.org

Board of Supervisors Meeting Minutes Monday, 7:30 P.M., February 25, 2013

In attendance: Supervisors – Stephen R. Conary, Georgia F. Brutscher, Ricki Stumpo; Mark Knightly, Public Works Director.

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

2. Announcements: Conary and Brutscher met with the Township Landscape Architect on the 19th to review landscape plans for the Route 52 Roundabout. Stumpo attended the Kennett Area Regional Planning Commission meeting on the 19th.

3. Public Comment: none.

4. 1425 Lenape Road/63-4-75.18 and 63-4-77 – Megill Homes, Inc. Sketch Plan: Scott Megill presented a Sketch Plan dated 2/12/2013 prepared by Register Associates, Inc., proposing a reverse subdivision of tax parcels 63-4-77 and 63-4-75.18. The Planning Commission provided a memo of support for the Sketch Plan. The property owner has received numerous notices from the Township that the single-family dwelling on the property is uninhabitable and in violation of Township Code. Megill has a 30-day agreement with the owner to purchase the property, and therefore seeks an opinion from the Board regarding feasibility of building a 2000± s/f single-family dwelling with the issuance of applicable zoning variances. Landowners living adjacent to the property, Lovell and Maxton, were in attendance and acknowledged their support of the project. Megill reported that he will meet with a PennDOT representative on site on the 26th to discuss driveway sight distances on Route 52. Brutscher agreed to join that site meeting. Board noted the site is less than two acres.

Motion: Conary moved, Brutscher seconded, to approve writing a letter to the Zoning Hearing Board in support of the project as presented on the Sketch Plan; motion unanimously approved.

5. Public Works Report: Board accepted Public Works Report dated February 25, 2013.

6. Zoning/Code Enforcement Officer Report: no action required.

7. Old Business:

a. Gannett Fleming Supplement B approval/Roundabout – Motion: Conary moved, Brutscher seconded, to approve the Route 52 Roundabout Project Final Design Supplement B dated February 7, 2013, submitted by Gannett Fleming with total engineering cost of \$65,616.81; motion approved, Stumpo cast dissenting vote noting previous position opposing the Route 52 Roundabout.

- b. 18-month Maintenance Bond/Riverside** – Celeste Scozzafava, representing the Riverside Homeowners Association, requested information regarding the status of punchlist items and release of the 18-month Maintenance Bond. Conary noted that the Board will consider holding a separate escrow for the landscaping because the vegetation is pre-emergent. Stumpo will contact Miller for an update on the status of the agreement to remediate the bamboo issue.
- c. 100 Hickory Hill Road Conditional Use Hearing Date** – Board meeting calendar confirmed for May 6th hearing.
- d. Left-hand Turn Pole Installation** – completed at the intersection of Pocopson Road and Route 52. Public Works will repair the turf damage when the season permits.
- e. Red Bridge bridge/Collinson, Inc.** – Knightly reported that the brackets are on order for the bridge approach.
- f. The Preserve/Landscape Inspections** – Brutscher noted a resolution regarding a disconnect that occurred between Toll Project Managers and the Township Landscape Architect to complete landscape inspections post-Closing for the homesites. Inspections will occur in May/June when plant material is leafed out fully.
- g. Barnard House Window Repairs – Motion:** Brutscher moved, Conary seconded, to approve proceeding with the time and materials based bid for the repair of four original windows; motion unanimously approved.

8. New Business:

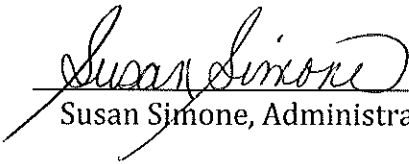
- a. Resolution 2013-6 Co-Op Bids for Highway Materials – Motion:** Conary moved, Brutscher seconded, to adopt Resolution 2013-6 authorizing the purchase in 2013 of highway materials and services from low bidders identified in the Municipal Cooperative of Southern Chester County February 7, 2013 bid opening; motion unanimously approved
- b. PC Report from 2/20/2013 Meeting** – Board reviewed Planning Commission Report dated February 22nd. Planning Commission will continue to review recommendations to revise the Code for driveway standards. Brutscher will attend the March 20th meeting along with the Township Engineer.
- c. Townwatch Inquiry Update** – Stumpo continues to review information for the formation of a Townwatch Program. Terry Gumper requested the Board seek advice from the Township Solicitor with regard to liability issues.

9. Correspondence: Board approved text of a thank you letter to landowners who participated in the deer management program.

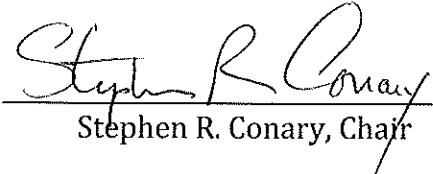
10. Treasurer's Warrants: Conary moved, Stumpo seconded, to approve the Bill Payment Lists for February 12 – 25, 2013 recommended for payment by the Treasurer; **General Fund:** 11 bills paid totaling \$9,104.38; 4 debit card charges totaling \$319.18; motion unanimously approved.

11. Approval of Meeting Minutes: Brutscher moved, Conary seconded, to approve the Meeting Minutes dated February 11, 2013; motion approved.

12. Adjournment: At 8:10 P.M., Conary moved, Brutscher seconded, to adjourn the meeting; motion unanimously approved.



Susan Simone, Administrative Secretary



Stephen R. Conary, Chair